TOM BLOXHAM MBE Hon FRIBA FRSA

URBAN SPLASH GROUP CHAIRMAN

CHAIR: Urban Splash Group Ltd

CHAIR: Arts Council England - North West

CHAIR: Baa Bar Ltd

MEMBER OF COUNCIL: Arts Council England

CHAIR: Manchester International Festival

DIRECTOR: Liverpool Capital of Culture Company

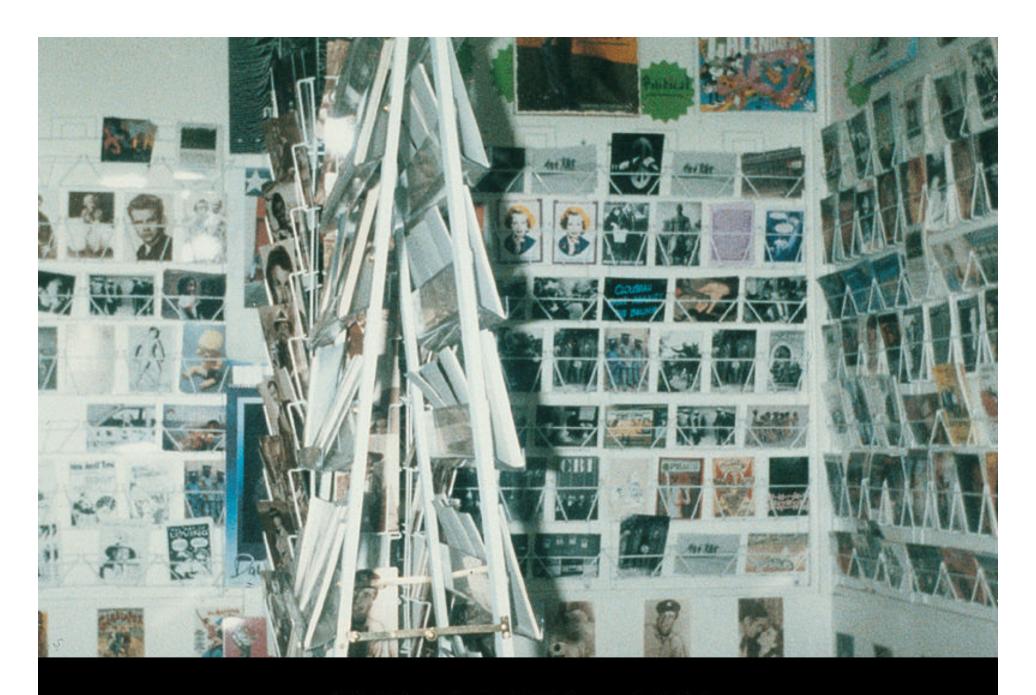
URBAN SPLASH

From a student grant

... to over two hundred million pounds in completed developments

. . . . and over six hundred million pounds development programme

Over 1 000 new homes, and over 3 000 new jobs created



POSTER SHOP - 1986



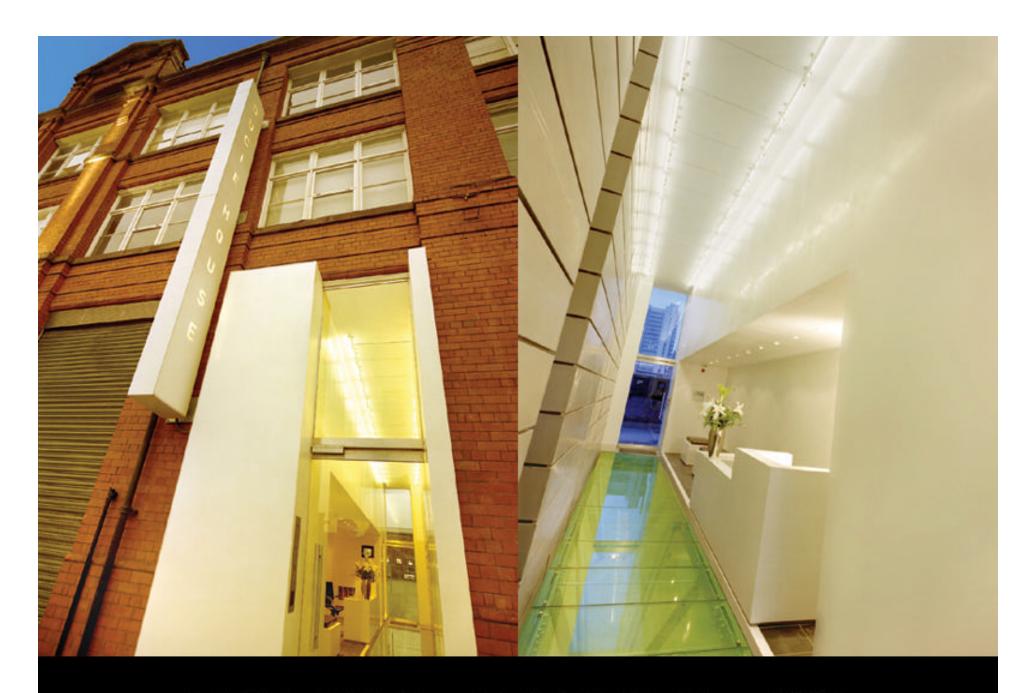
AFFLECKS ARCADE - 1987



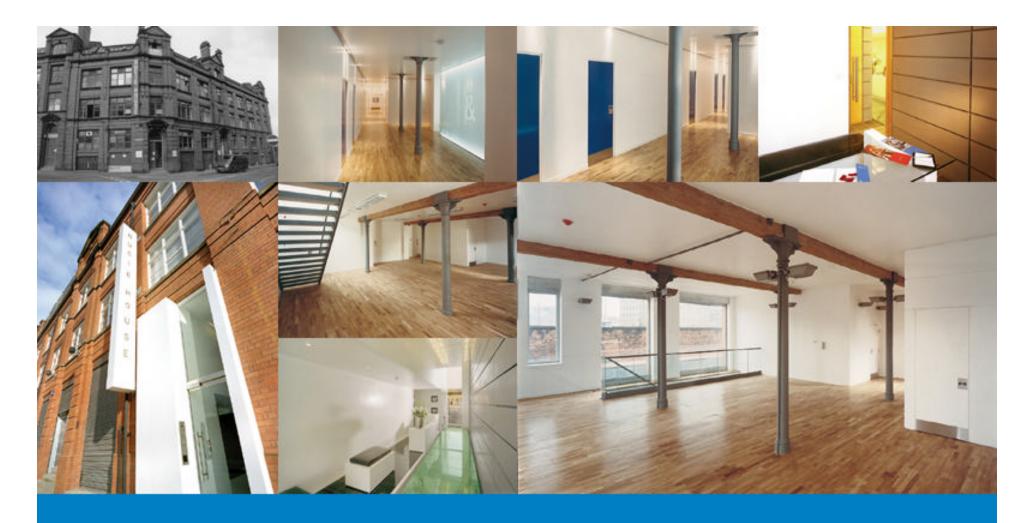
LIVERPOOL PALACE - 1991



DUCIE HOUSE, MANCHESTER - 1991



DUCIE HOUSE, MANCHESTER - 2003



- 65 office units, 1 cafe
- Superior reception area

- Units from 80 sq ft to 4 000 sq ft
- 24 hour access everyday

DUCIE HOUSE - MANCHESTER



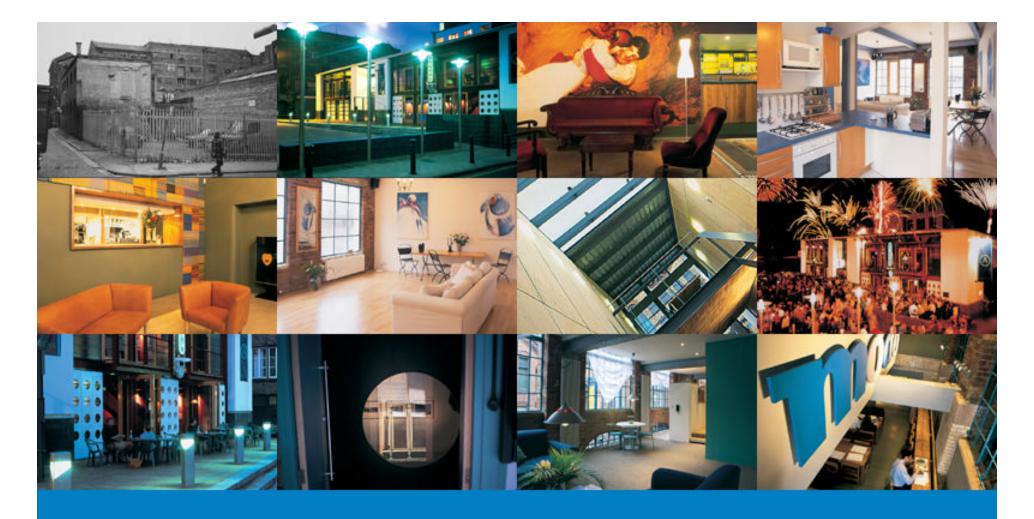
CONCERT SQUARE, LIVERPOOL - 1993



CONCERT SQUARE, LIVERPOOL - 1995



CONCERT SQUARE, LIVERPOOL - 2002



- 18 apartments / 6 retail units
- Liverpool's first loft apartments
- 45 000 sq ft
- RIBA Award for Architecture 1996

CONCERT SQUARE - LIVERPOOL



SCHOOLHOUSE, MANCHESTER - 1994



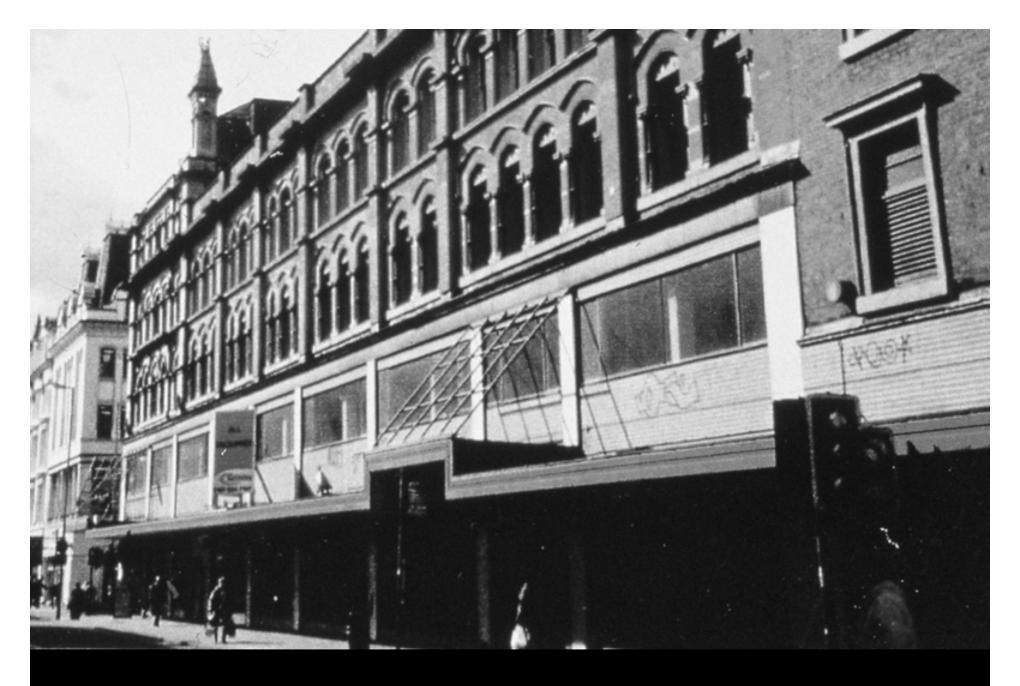
SCHOOLHOUSE, MANCHESTER - 1996



- 15 office units
- Extensive landscaping

- 23 000 sq ft
- RIBA Award for Architecture 1996

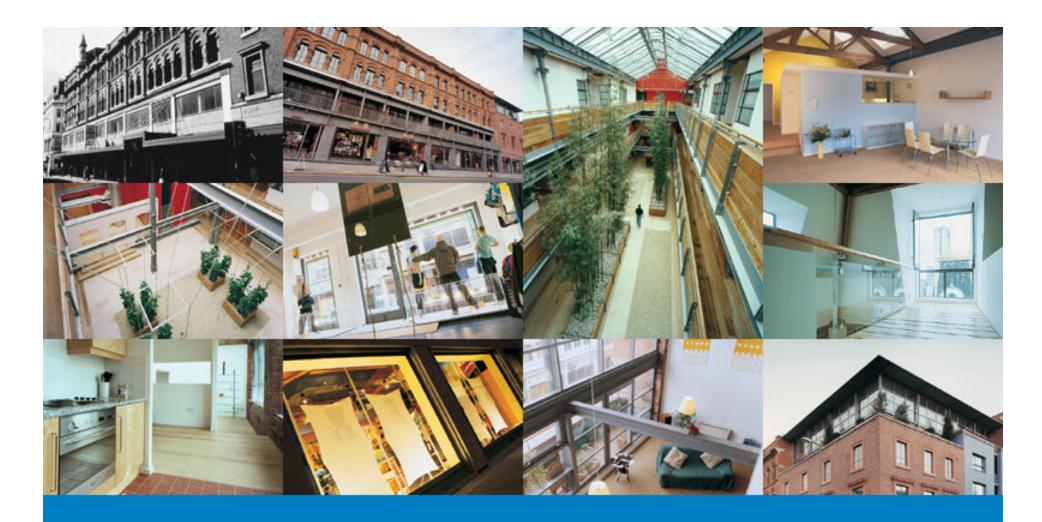
SCHOOLHOUSE - MANCHESTER



SMITHFIELD BUILDINGS, MANCHESTER - 1995



SMITHFIELD BUILDINGS, MANCHESTER - 1998



- 81 apartments / 23 retail units
- Spectacular landscaped atrium
- 144 500 sq ft
- RIBA Award for Architecture 1998

SMITHFIELD BUILDINGS - MANCHESTER



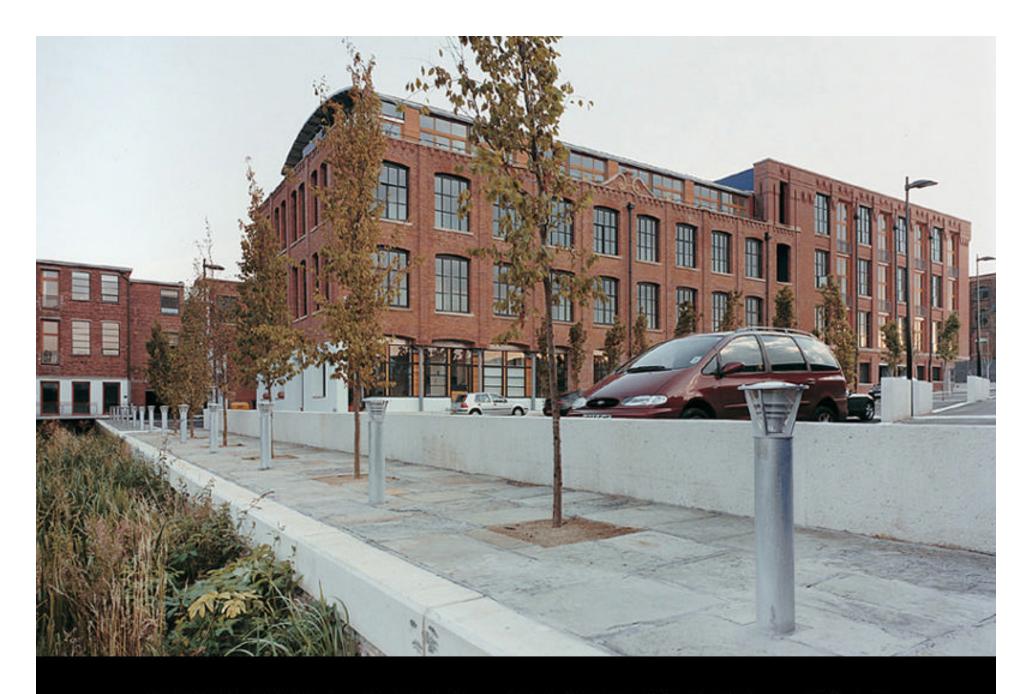
BRITANNIA MILLS, MANCHESTER - 1998



BRITANNIA MILLS, MANCHESTER - 2000



BRITANNIA MILLS, MANCHESTER - 1998



BRITANNIA MILLS, MANCHESTER - 2000

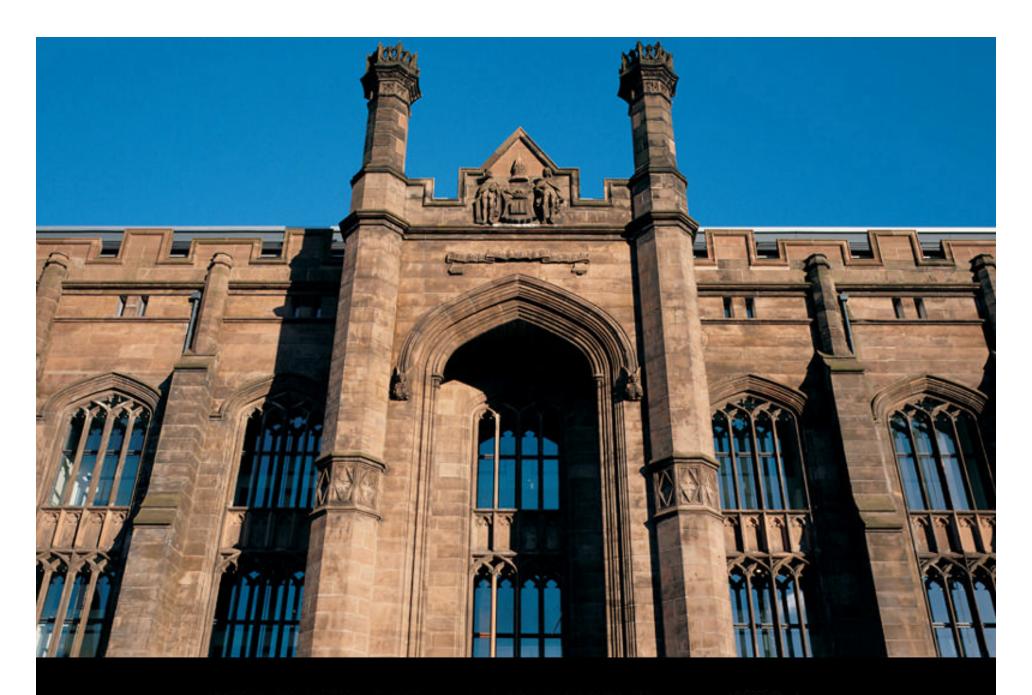


- 125 canalside apartments
- Private landscaped courtyard
- 120 000 sq ft
- RIBA Award for Architecture 2001

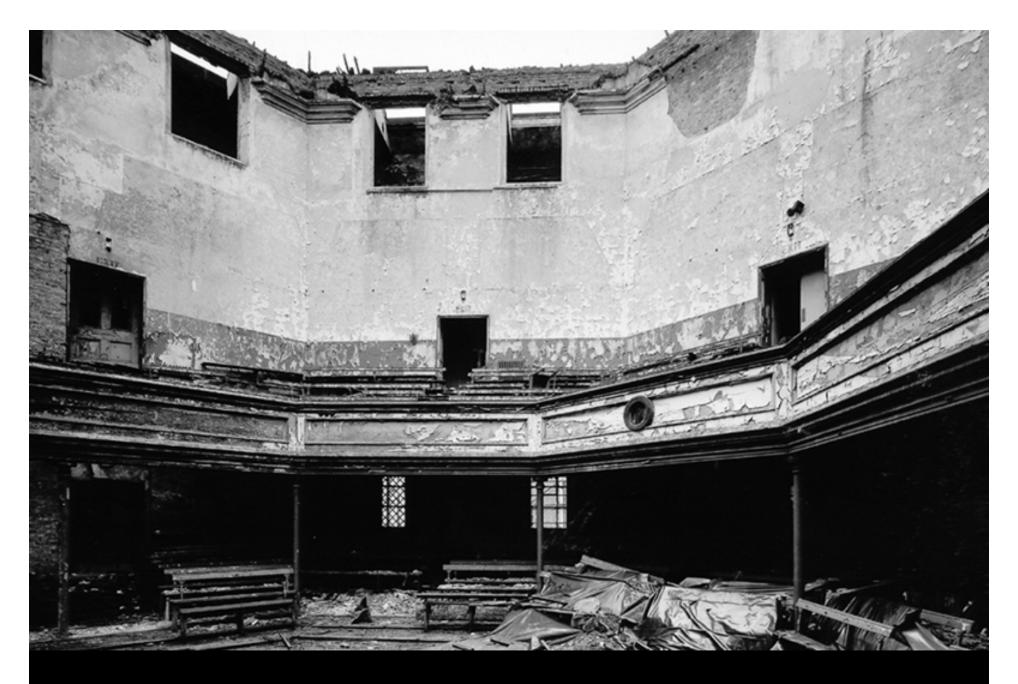
BRITANNIA MILLS - MANCHESTER



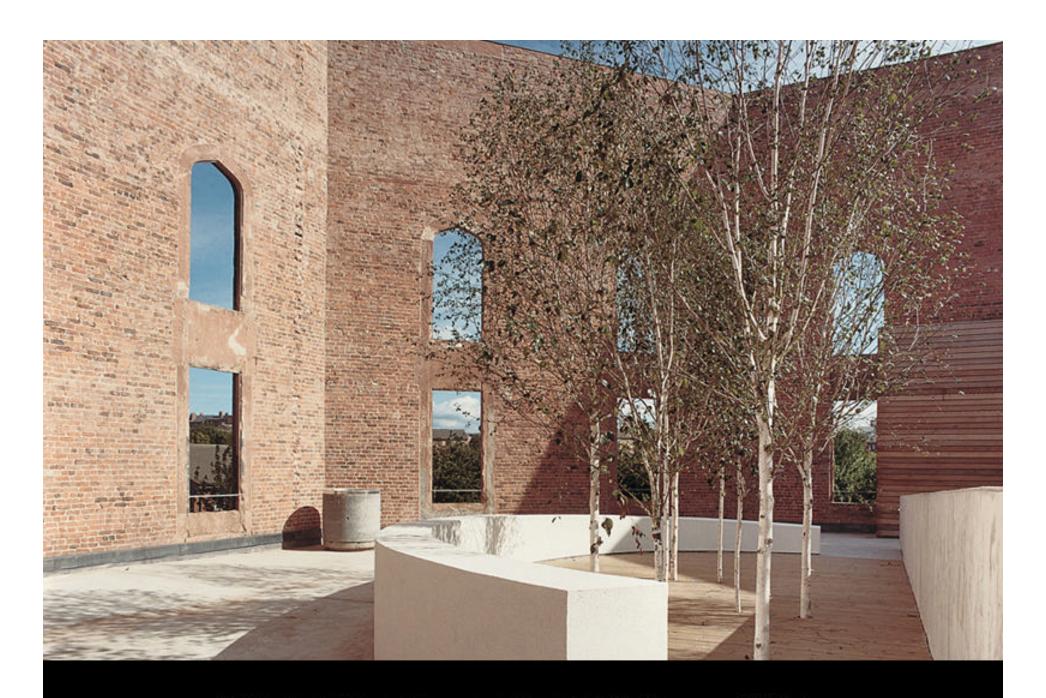
COLLEGIATE, LIVERPOOL - 1997



COLLEGIATE, LIVERPOOL - 2001



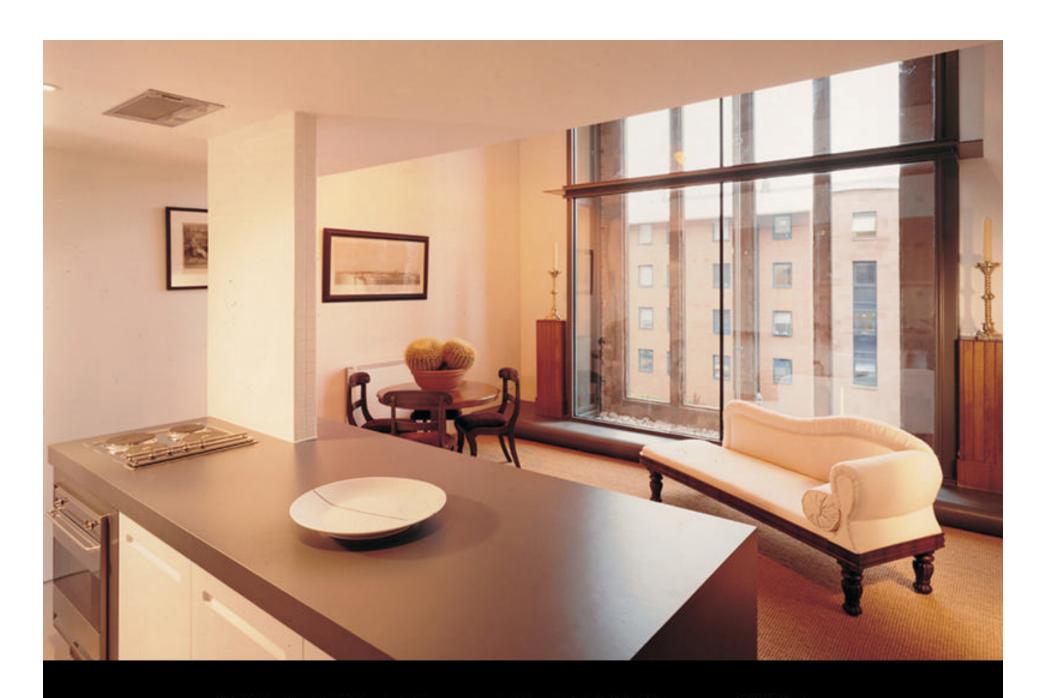
COLLEGIATE, LIVERPOOL - 1997



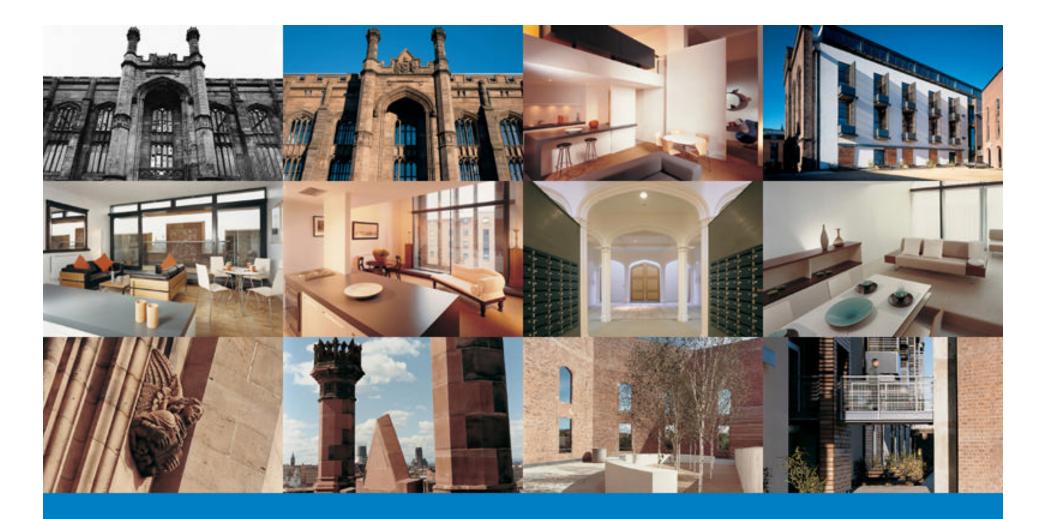
COLLEGIATE, LIVERPOOL - 2001



COLLEGIATE, LIVERPOOL - 1997



COLLEGIATE, LIVERPOOL - 2001



- 95 apartments
- Grade II* Listed former school
- 120 000 sq ft
- RIBA Award for Architecture 2002

COLLEGIATE - LIVERPOOL

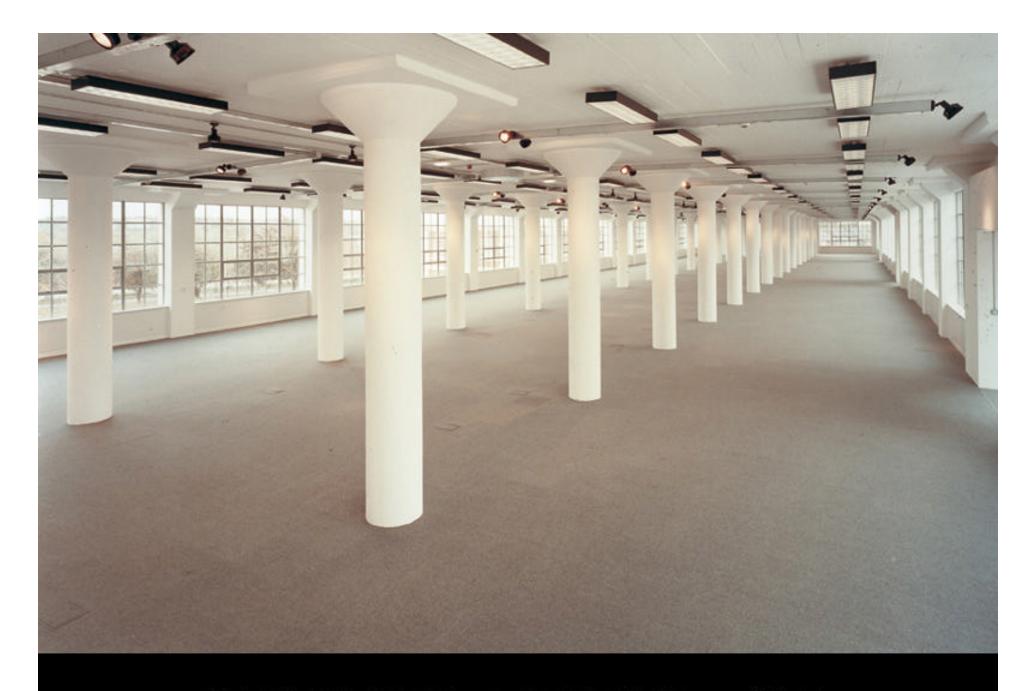


MATCHWORKS, LIVERPOOL - 1999





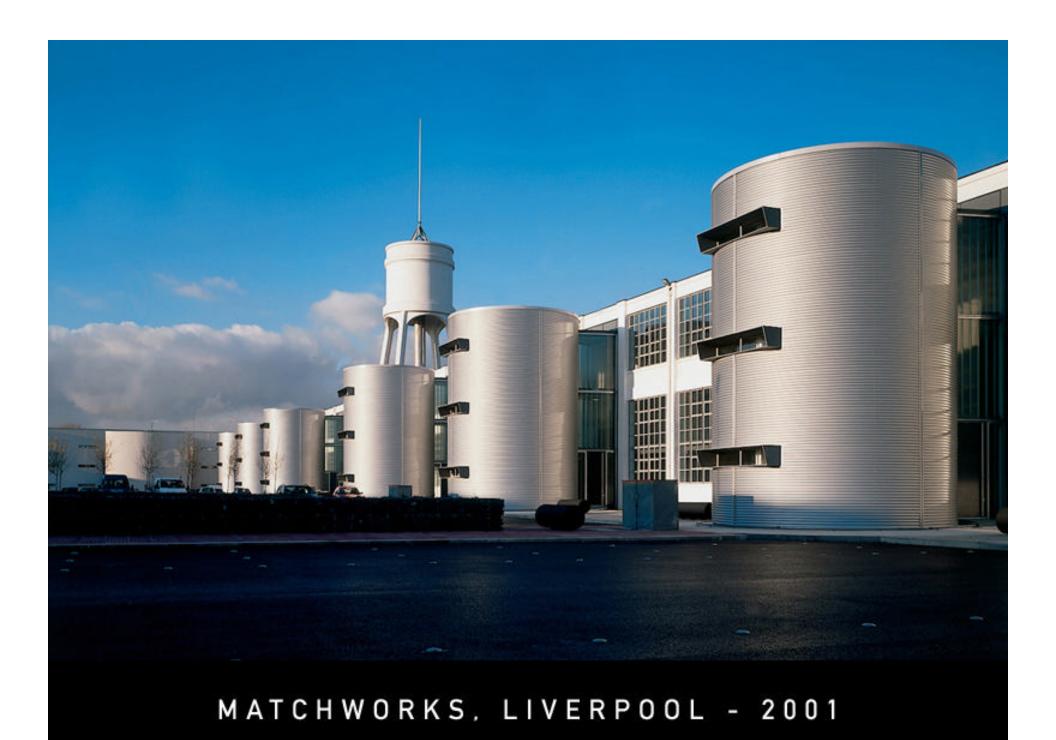
MATCHWORKS, LIVERPOOL - 1999

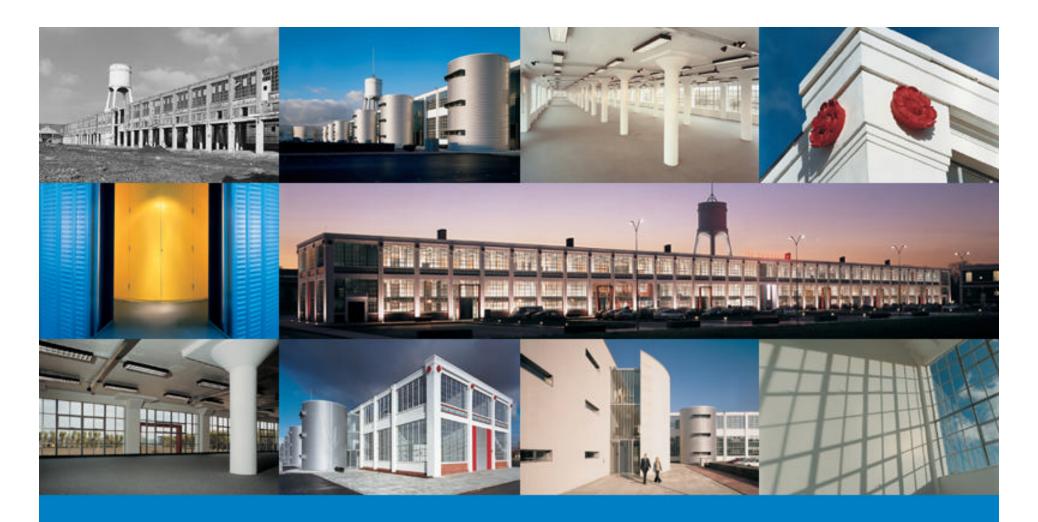


MATCHWORKS, LIVERPOOL - 2001



MATCHWORKS, LIVERPOOL - 1999





- 8 office units
- 900 jobs created

- 90 000 sq ft
- RIBA Award for Architecture 2002

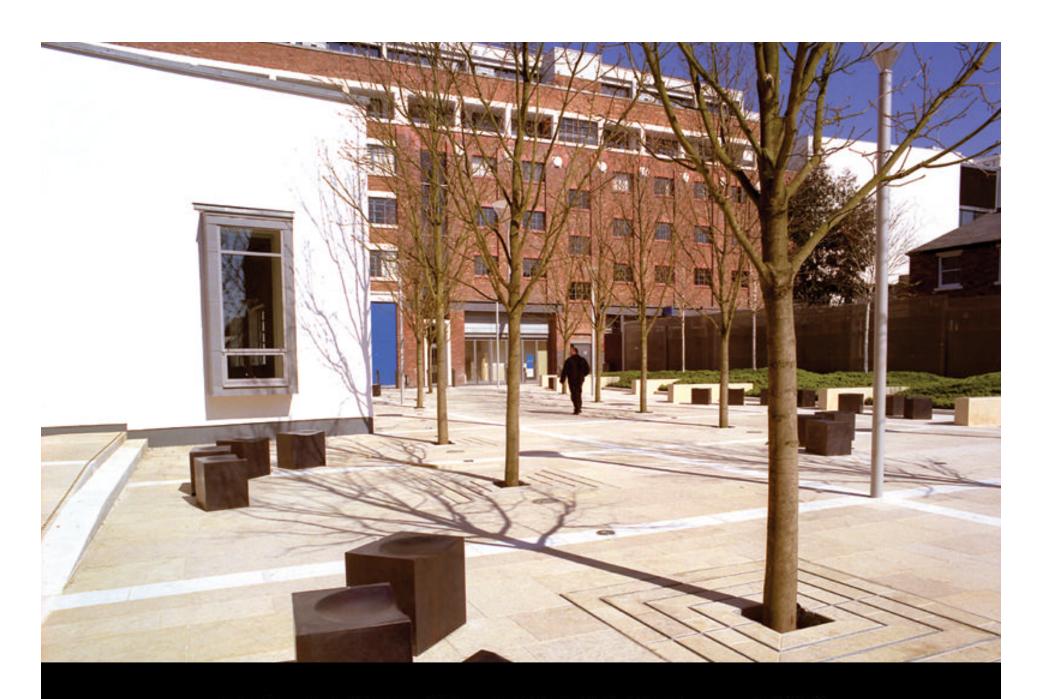
MATCHWORKS - LIVERPOOL



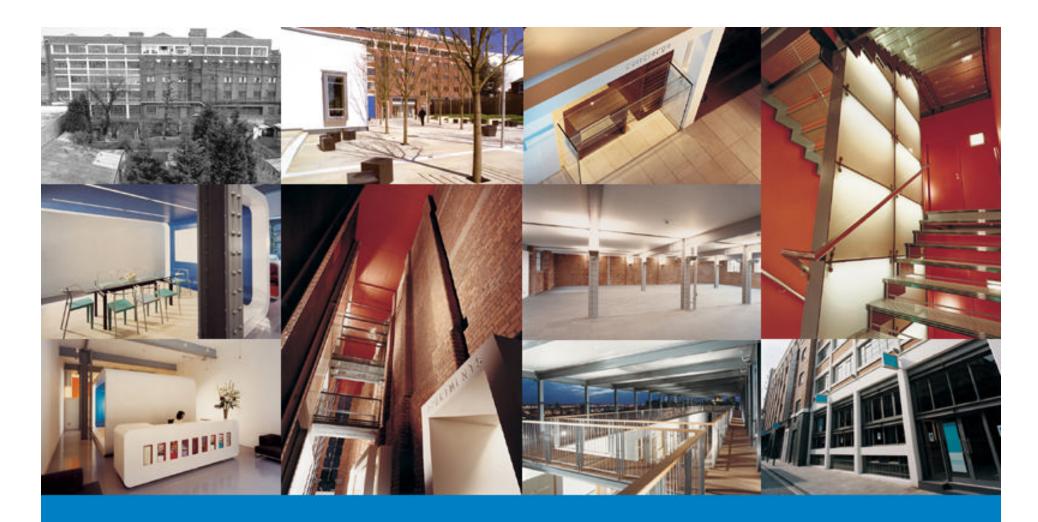
TEA FACTORY, LIVERPOOL - 1999



TEA FACTORY, LIVERPOOL - 1999



TEA FACTORY, LIVERPOOL - 2002



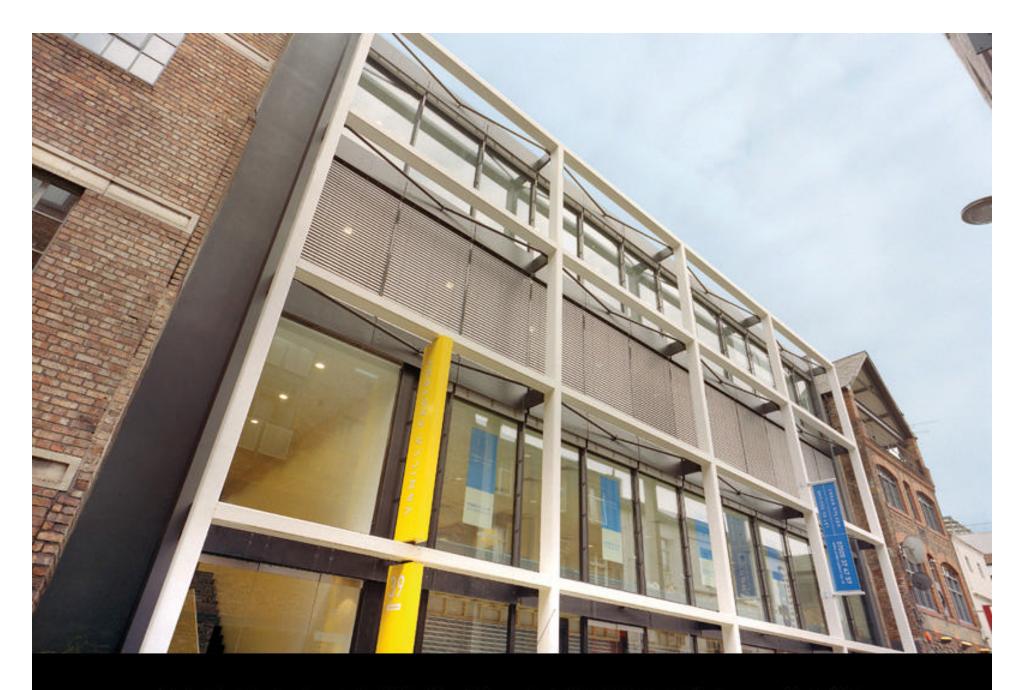
- 30 apartments/retail/leisure/office
- 356 jobs created

- 90 000 sq ft
- Housing Design Award 2001

TEA FACTORY, LIVERPOOL



VANILLA FACTORY, LIVERPOOL - 2003



VANILLA FACTORY, LIVERPOOL - 2005



VANILLA FACTORY, LIVERPOOL - 2003



VANILLA FACTORY, LIVERPOOL - 2005

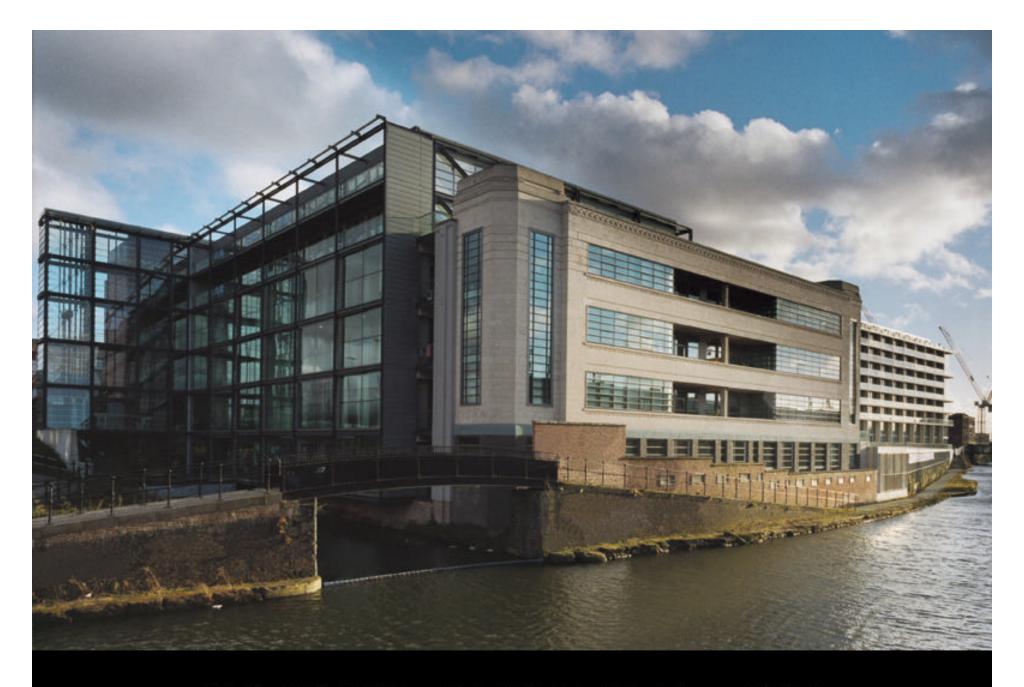


- 31 office and leisure units
- Urban Splash Liverpool office
- 40 000 sq ft
- 85% let with 35% on completion

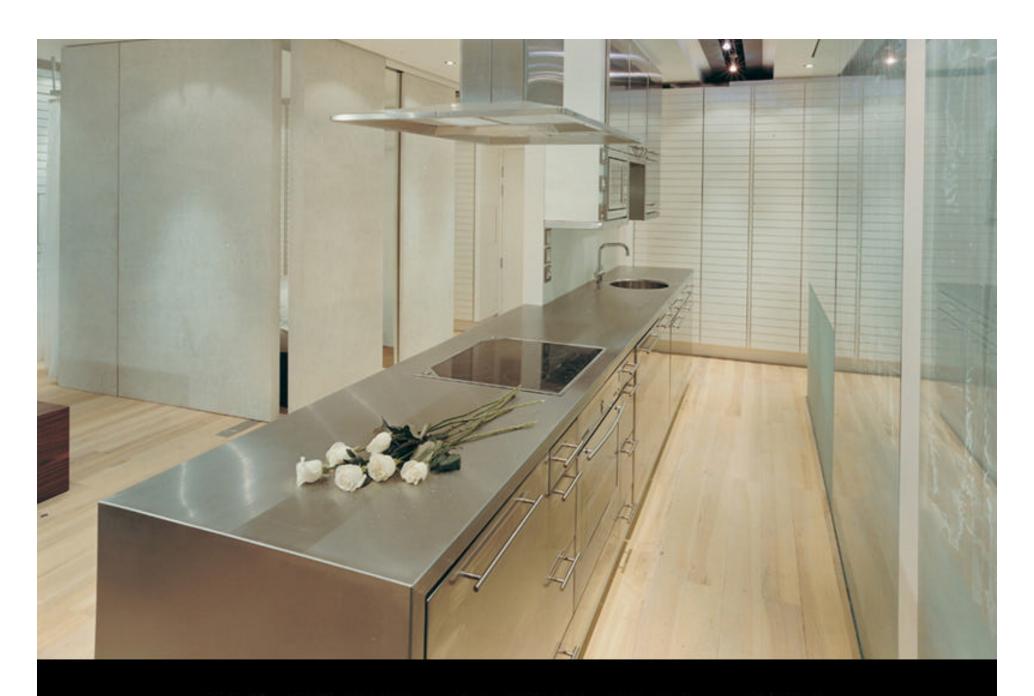
VANILLA FACTORY - LIVERPOOL



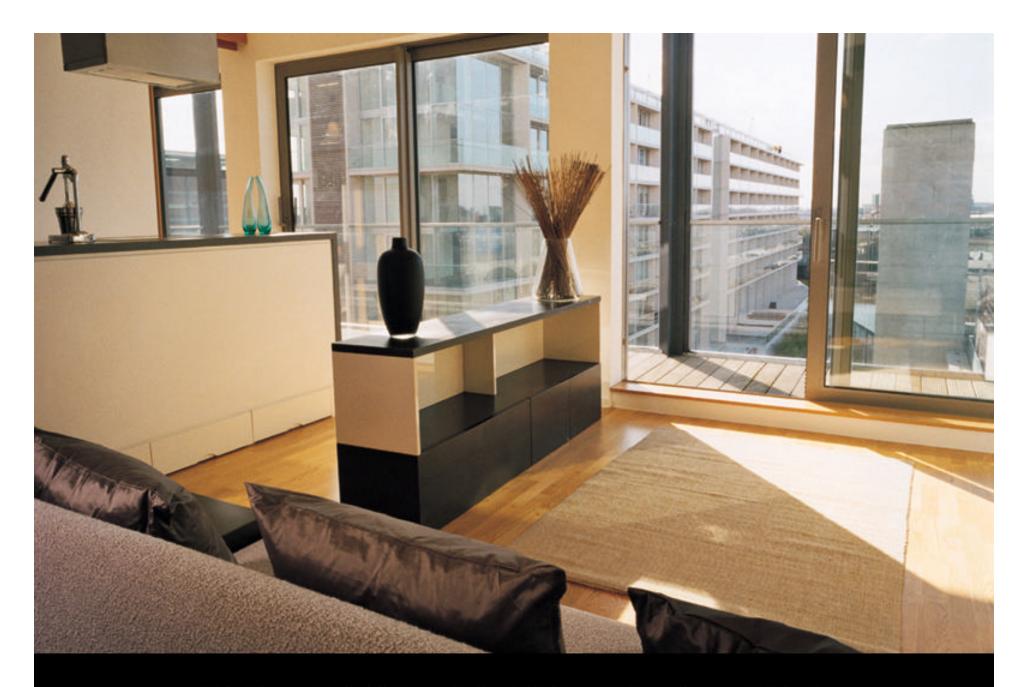
BOX WORKS, MANCHESTER - 2000



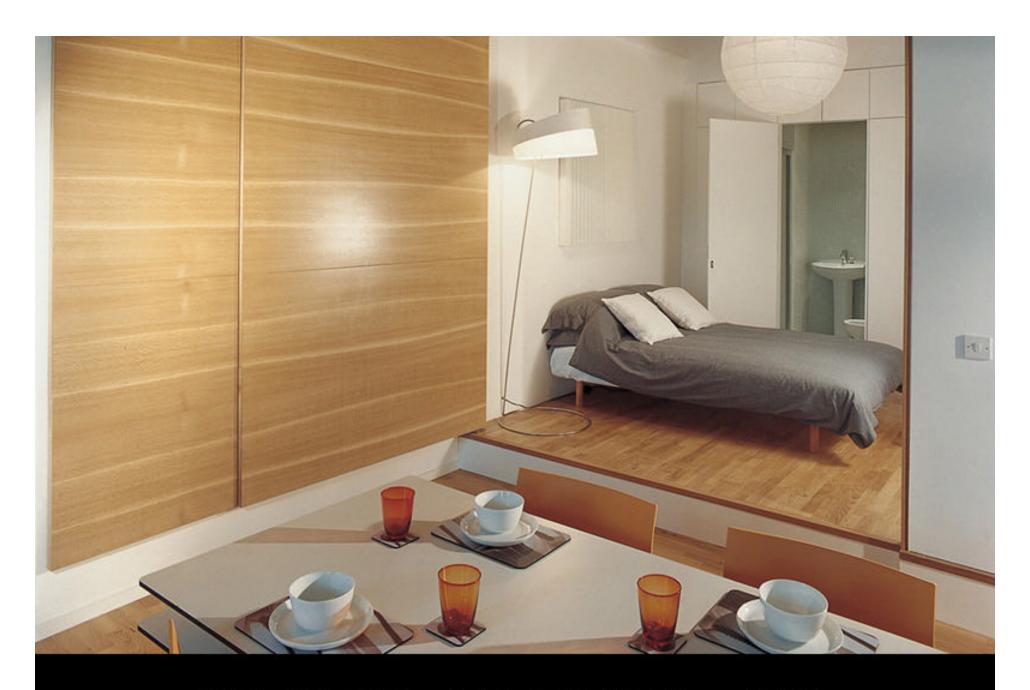
BOX WORKS, MANCHESTER - 2001



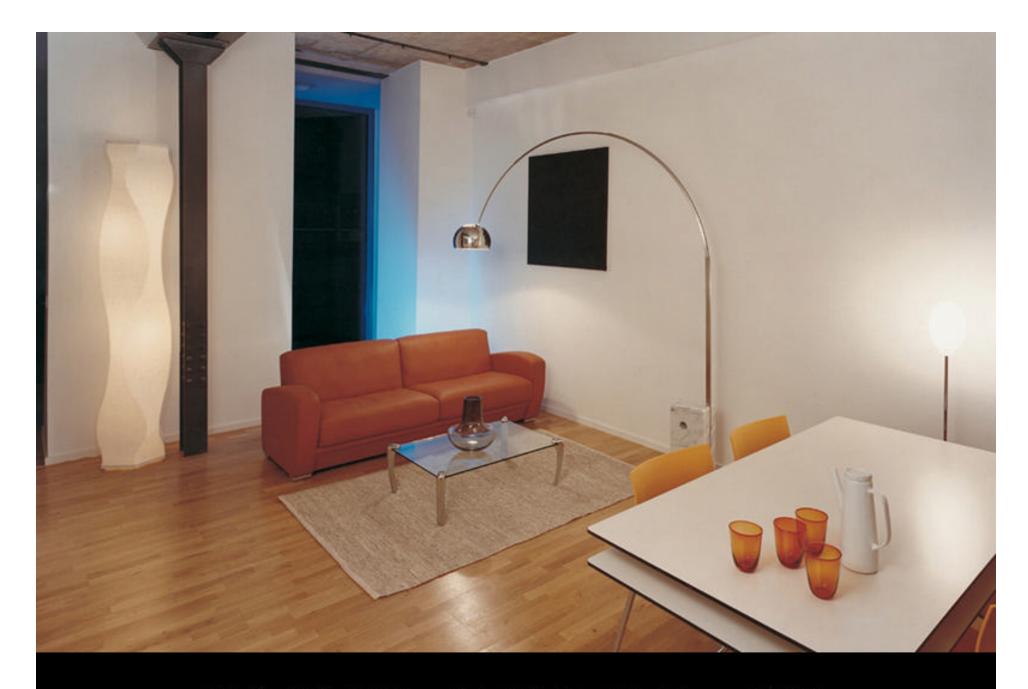
BOX WORKS, MANCHESTER - 2001



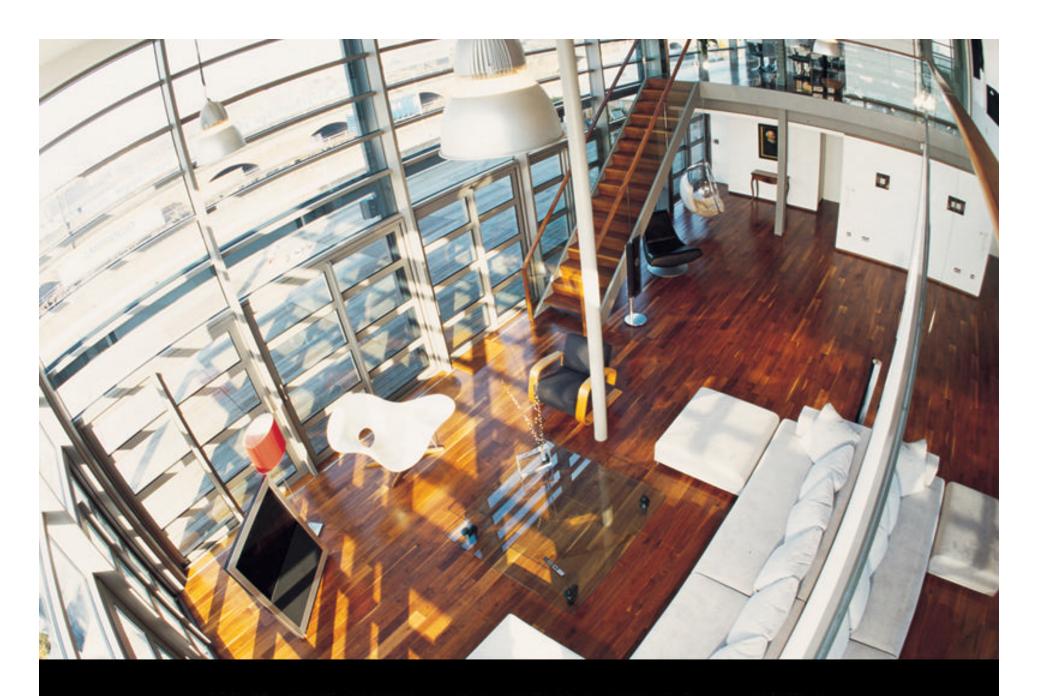
BOX WORKS, MANCHESTER - 2001



BOX WORKS, MANCHESTER - 2001



BOX WORKS, MANCHESTER - 2001

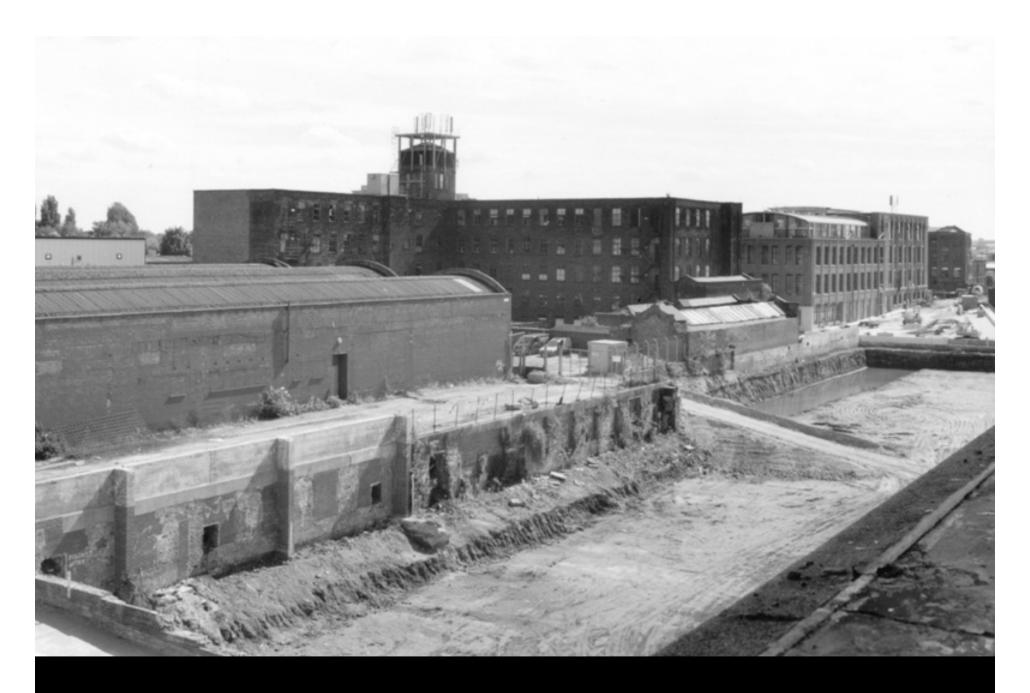


BOX WORKS, MANCHESTER - 2001

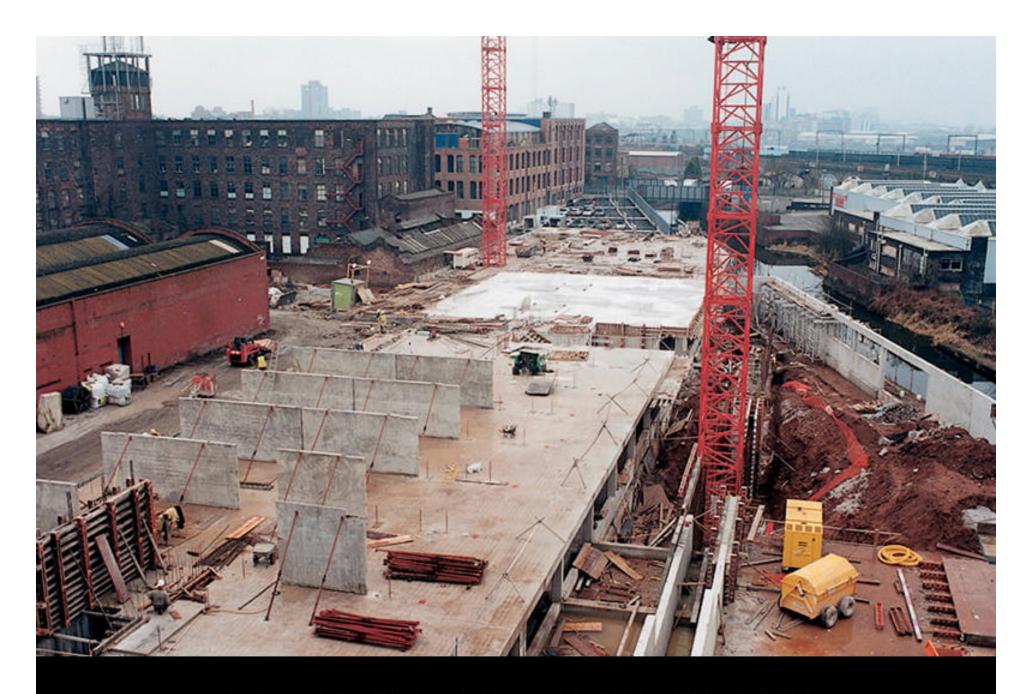


- 83 apartments
- From £176 000 to £288 000
- 95 000 sq ft
- RIBA Award for Architecture 2003

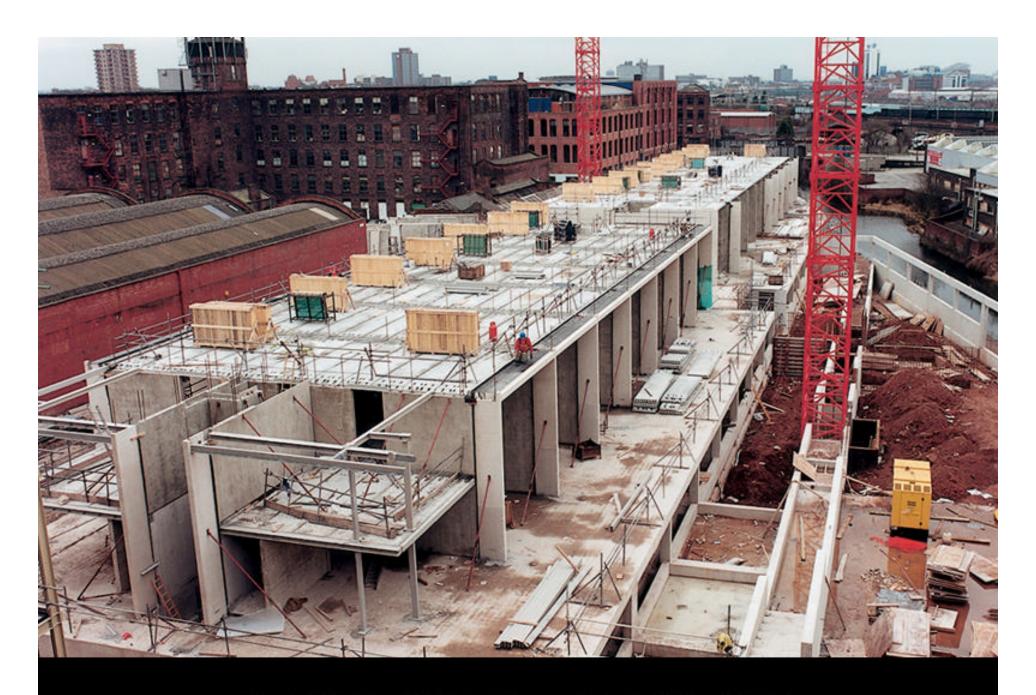
BOX WORKS - MANCHESTER



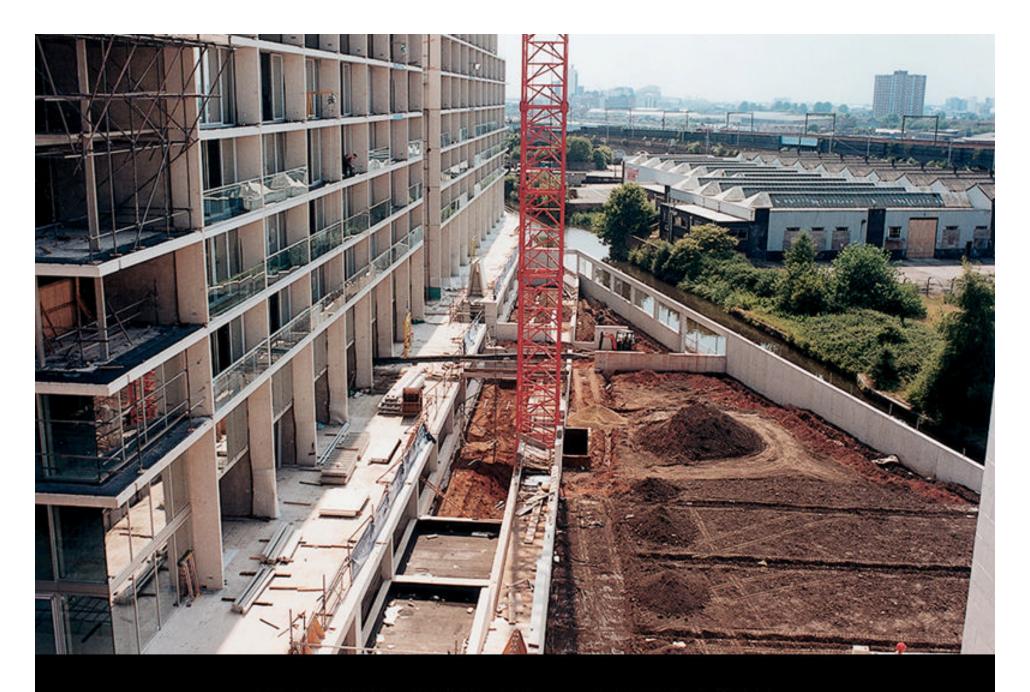
TIMBER WHARF, MANCHESTER - 2000



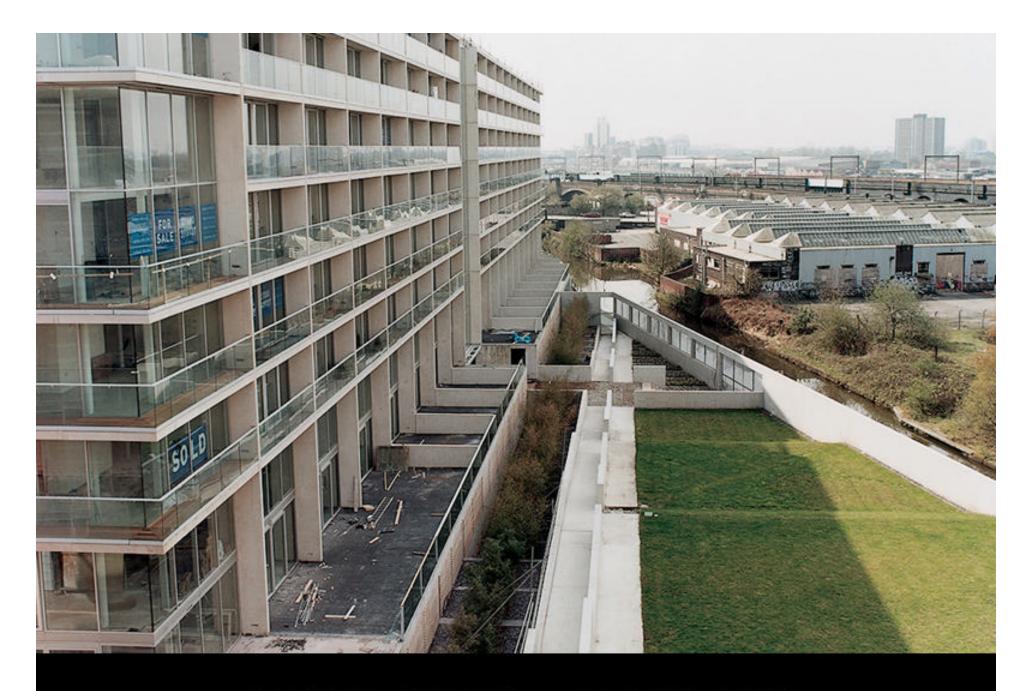
TIMBER WHARF - JANUARY 2001



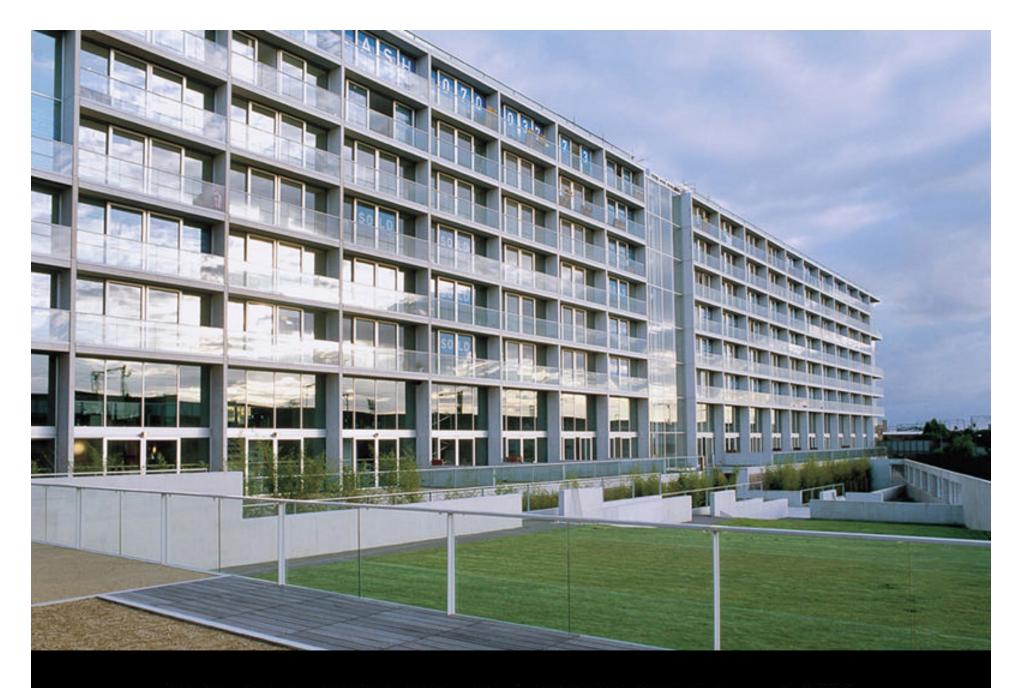
TIMBER WHARF - MARCH 2001



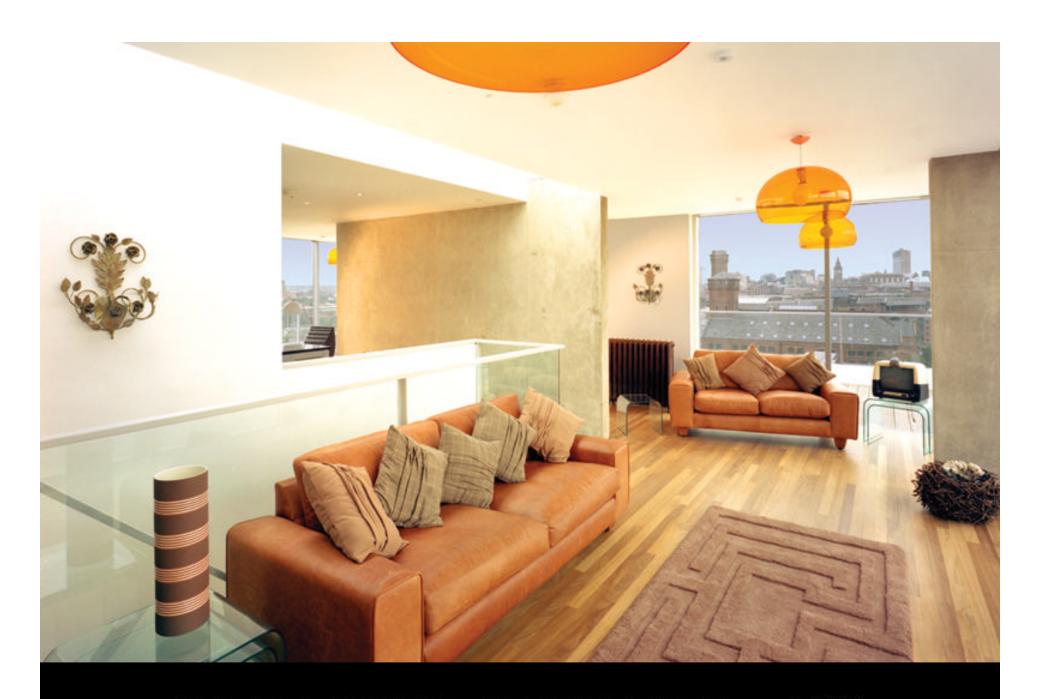
TIMBER WHARF - JULY 2001



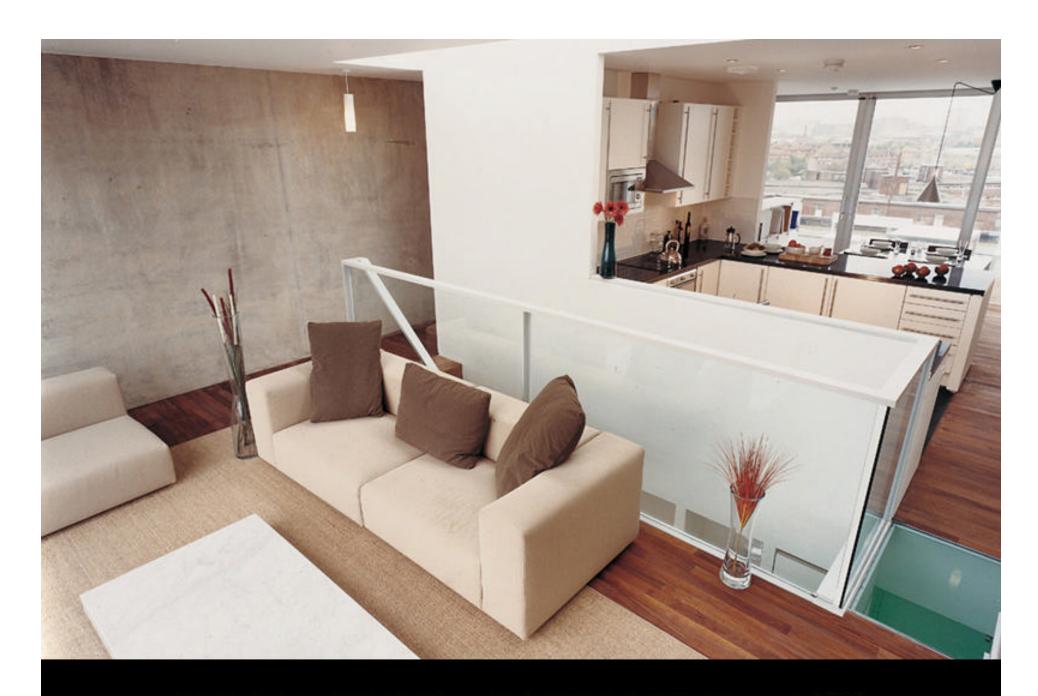
TIMBER WHARF - MARCH 2002



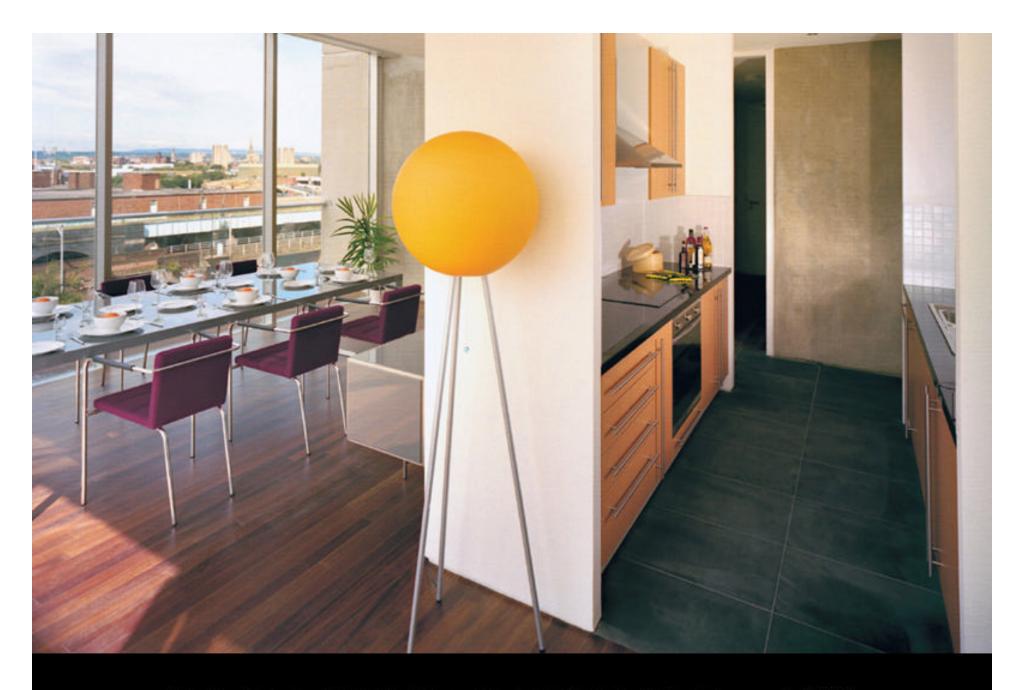
TIMBER WHARF, MANCHESTER - 2002



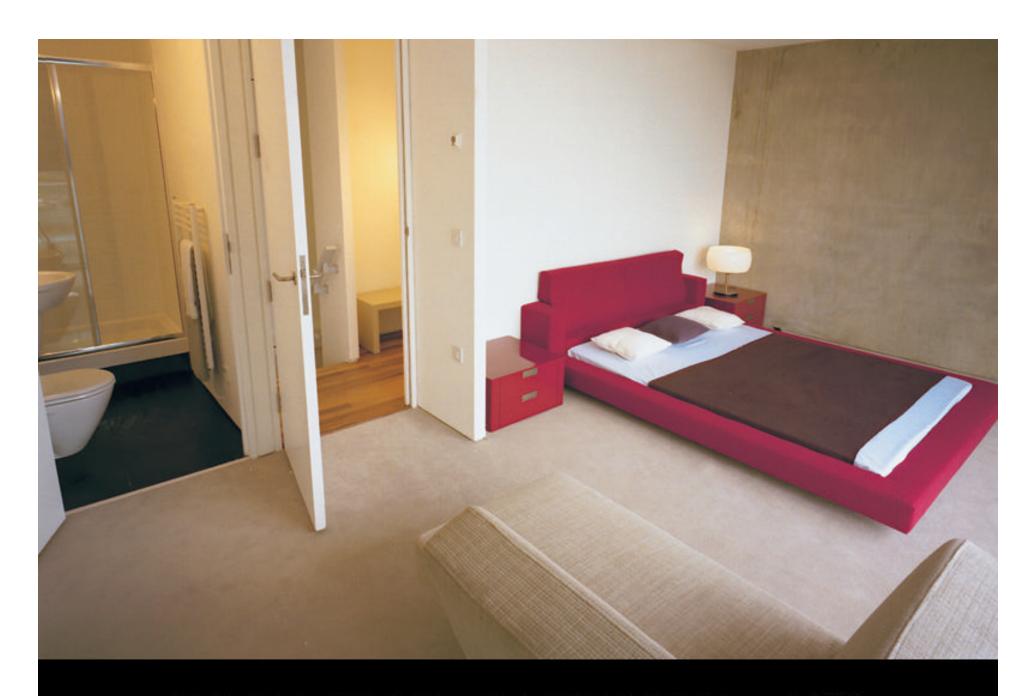
TIMBER WHARF, MANCHESTER - 2002



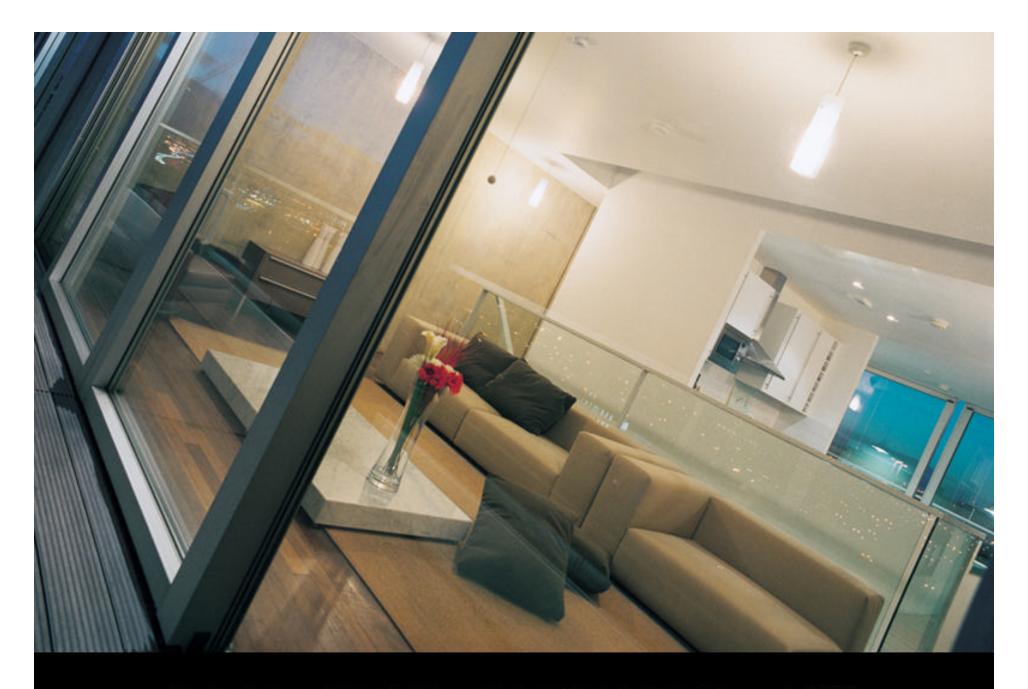
TIMBER WHARF, MANCHESTER - 2002



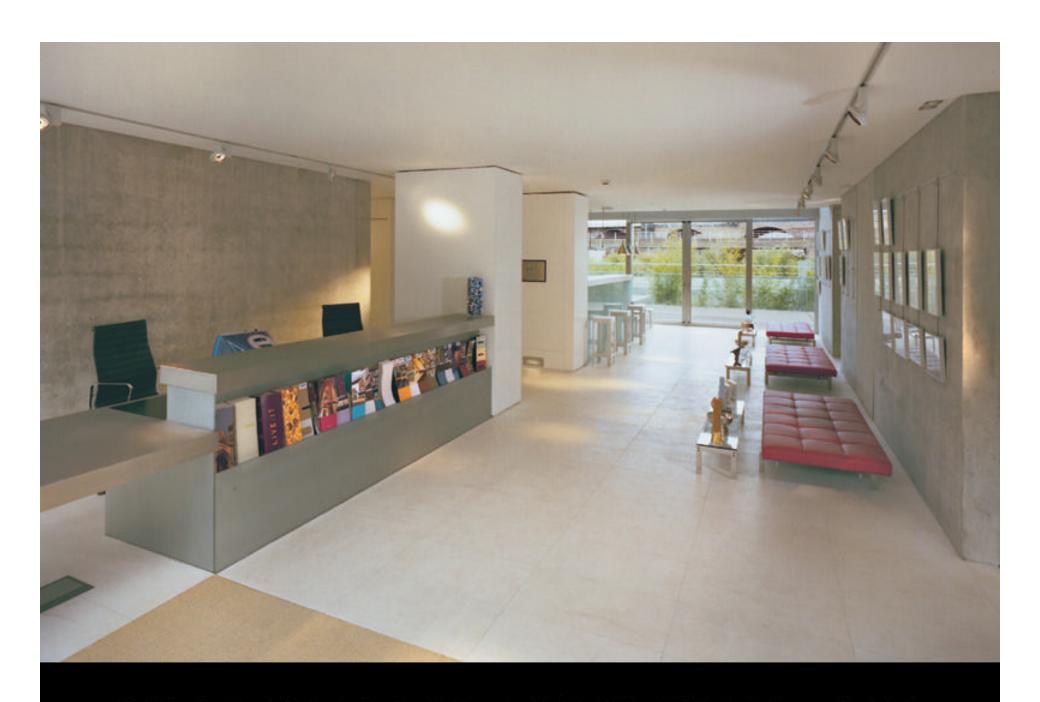
TIMBER WHARF, MANCHESTER - 2002



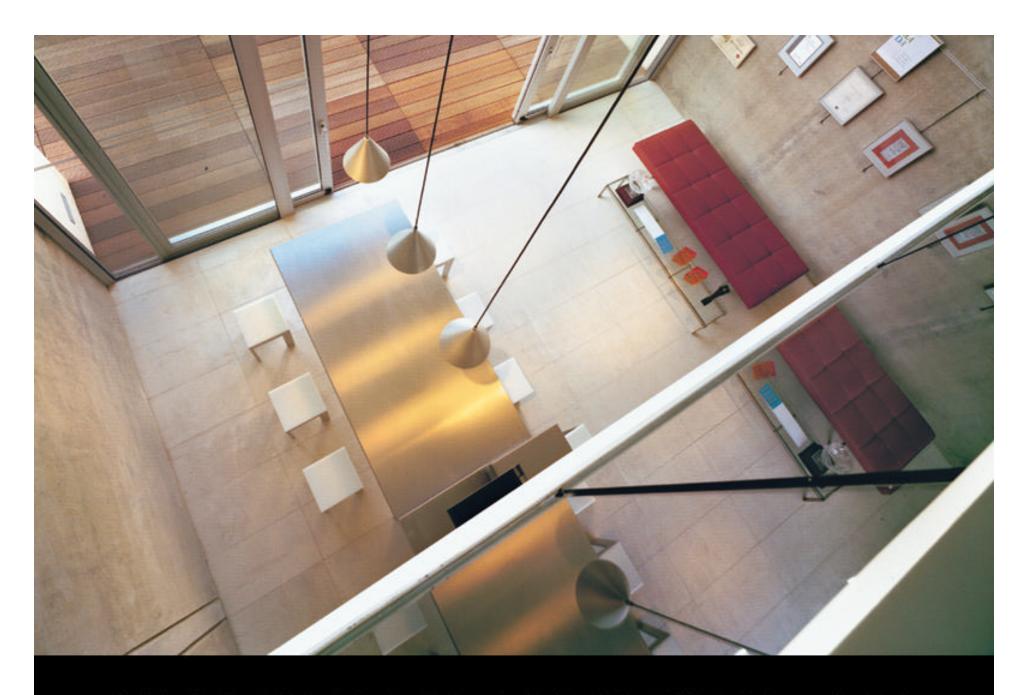
TIMBER WHARF, MANCHESTER - 2002



TIMBER WHARF, MANCHESTER - 2002



URBAN SPLASH HQ, TIMBER WHARF - 2002



URBAN SPLASH HQ, TIMBER WHARF - 2002

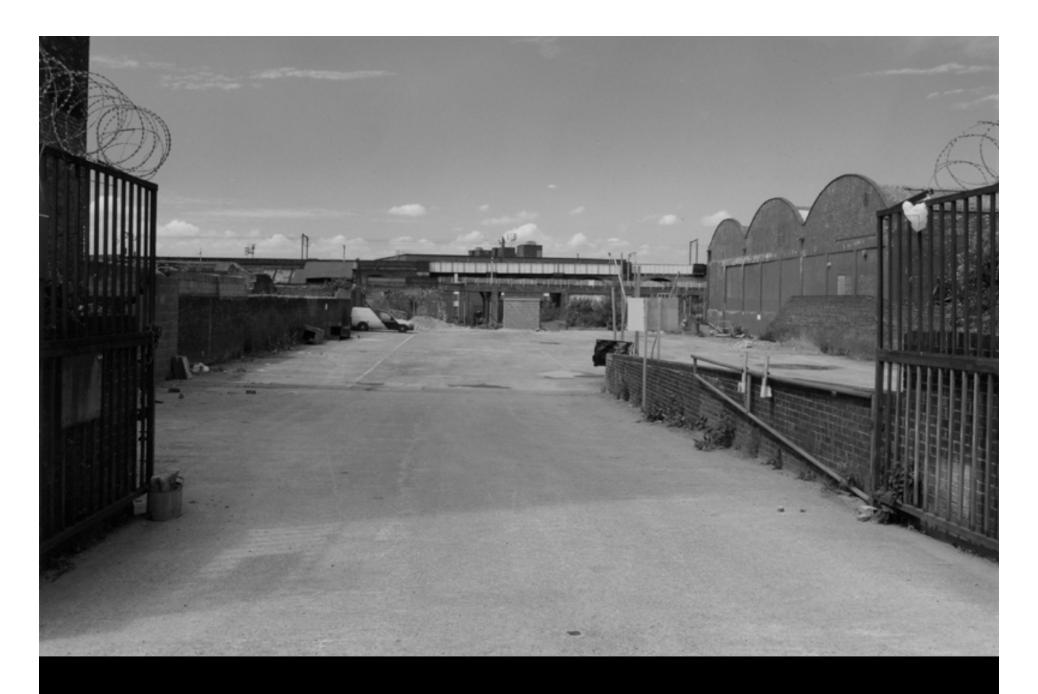


- 164 apartments /17 live work units
- From £192 000 to £600 000

- •130 000 sq ft
- RIBA Award for Architecture 2003

TIMBER WHARF - MANCHESTER

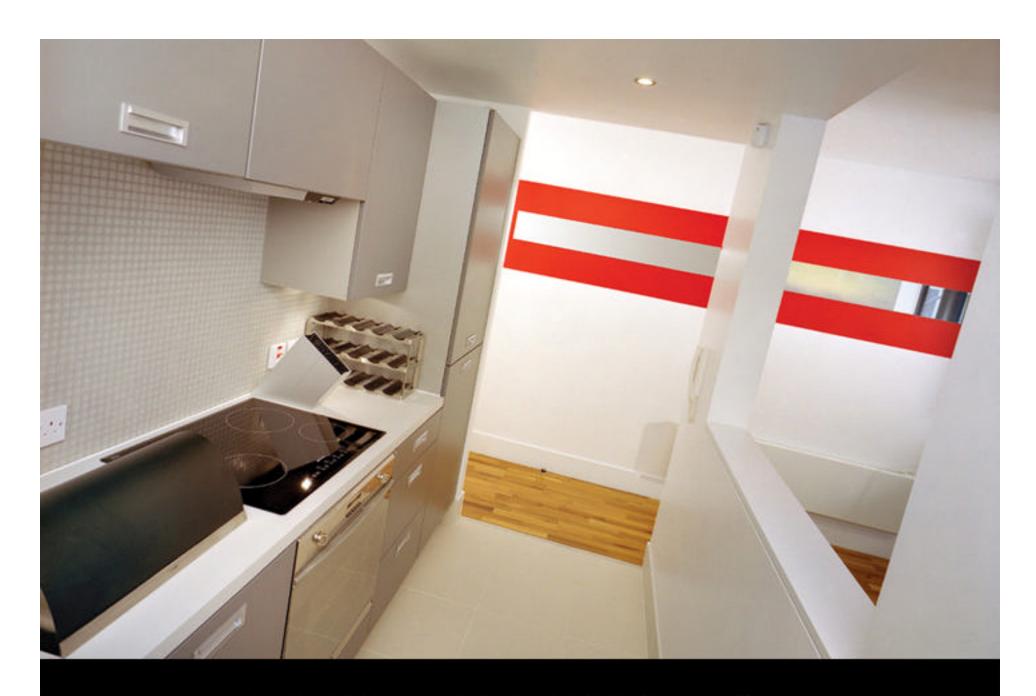
CURRENT PROJECTS



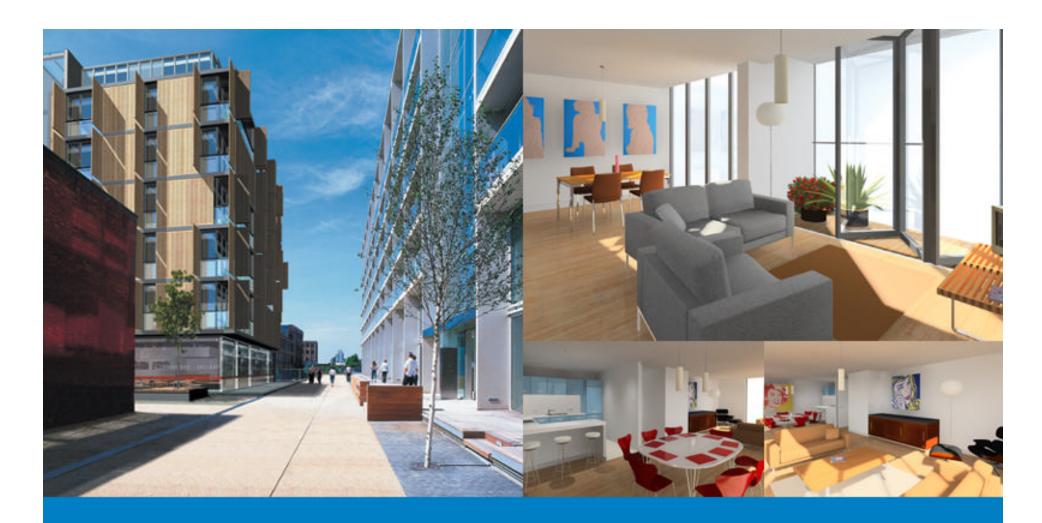
BURTON PLACE, MANCHESTER - 2000



BURTON PLACE, MANCHESTER - 2004



BURTON PLACE, MANCHESTER



- 92 apartments
- 70 000 sq ft
- From £118 000 to £219 500 Best CD-Rom PAMADA Awards 2002

BURTON PLACE - MANCHESTER



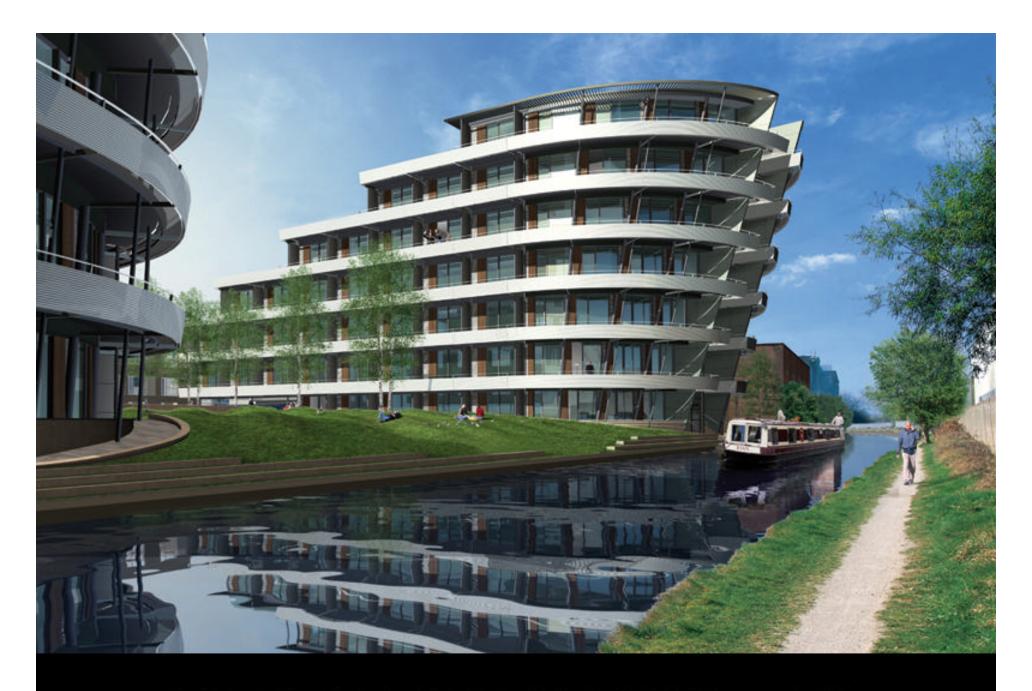
BUDENBERG HAUS PROJEKTE - 2002



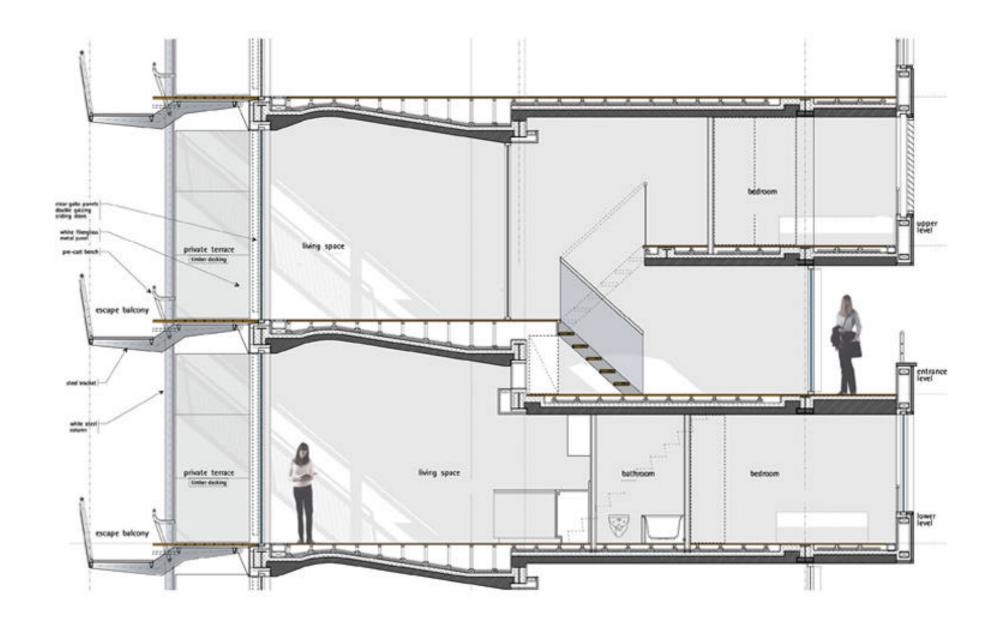
BUDENBERG HAUS PROJEKTE - 2005



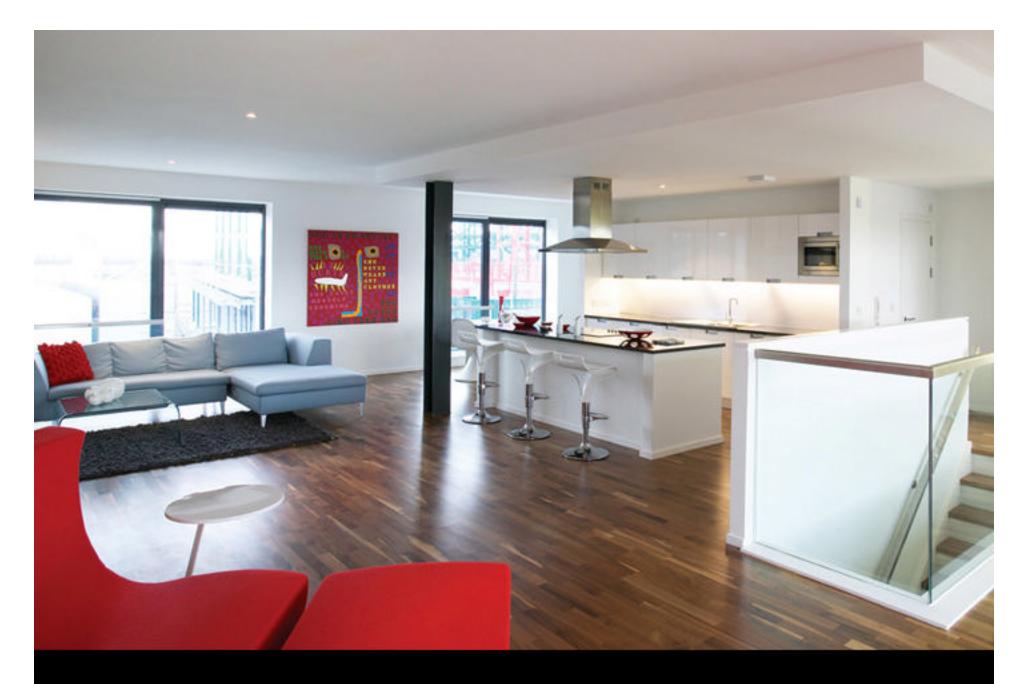
BUDENBERG HAUS PROJEKTE - 2002



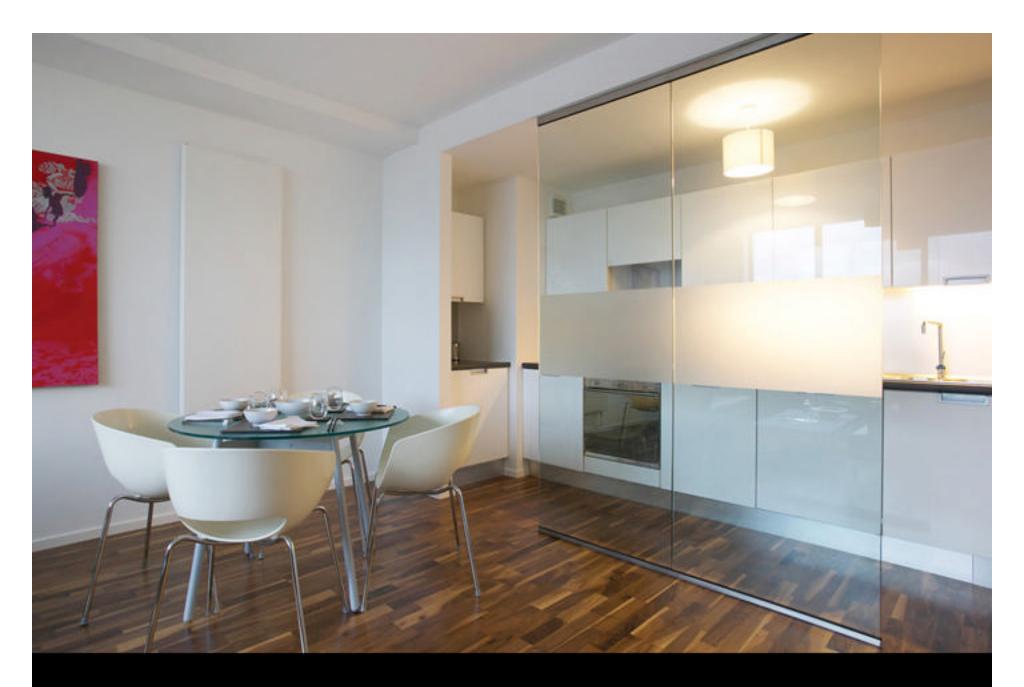
BUDENBERG HAUS PROJEKTE - 2005



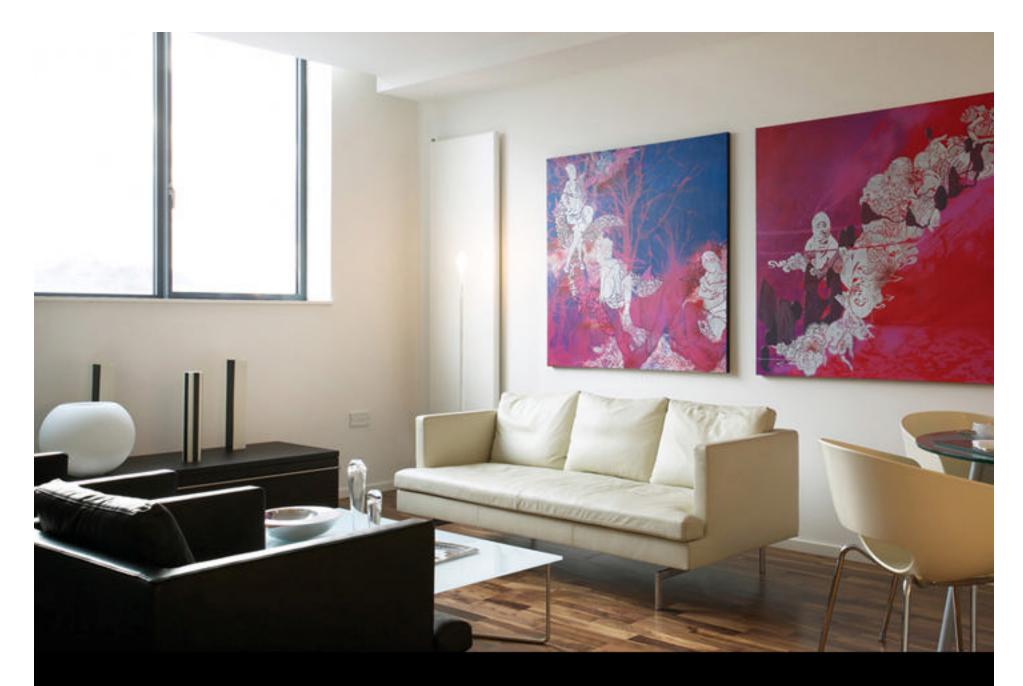
BUDENBERG HAUS PROJEKTE - ALTRINCHAM



BUDENBERG HAUS PROJEKTE - 2005



BUDENBERG HAUS PROJEKTE - 2005



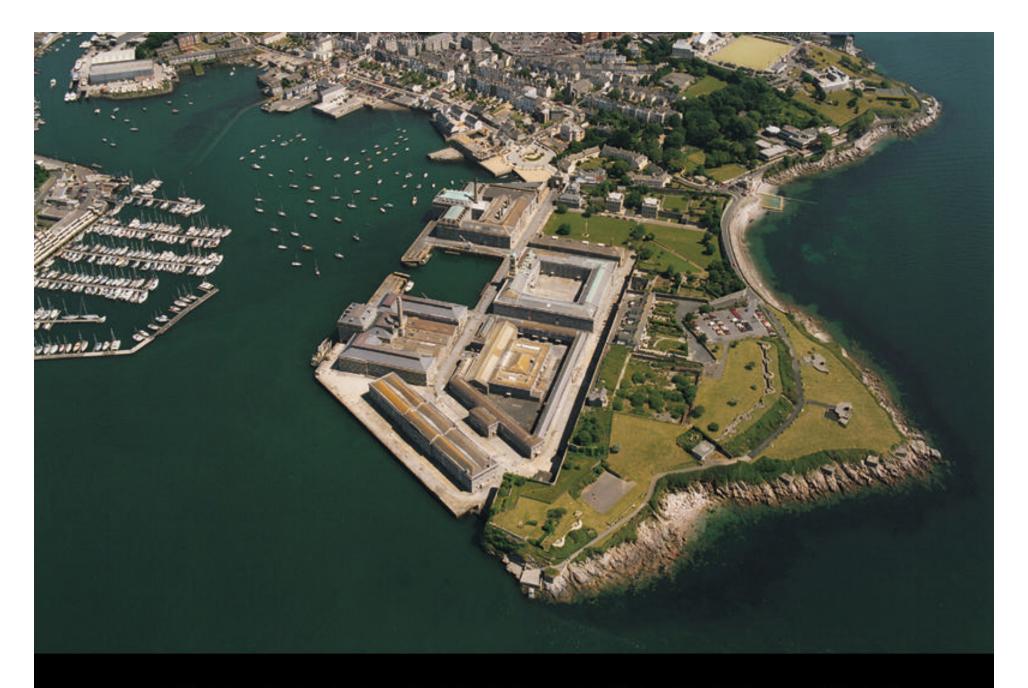
BUDENBERG HAUS PROJEKTE - 2005



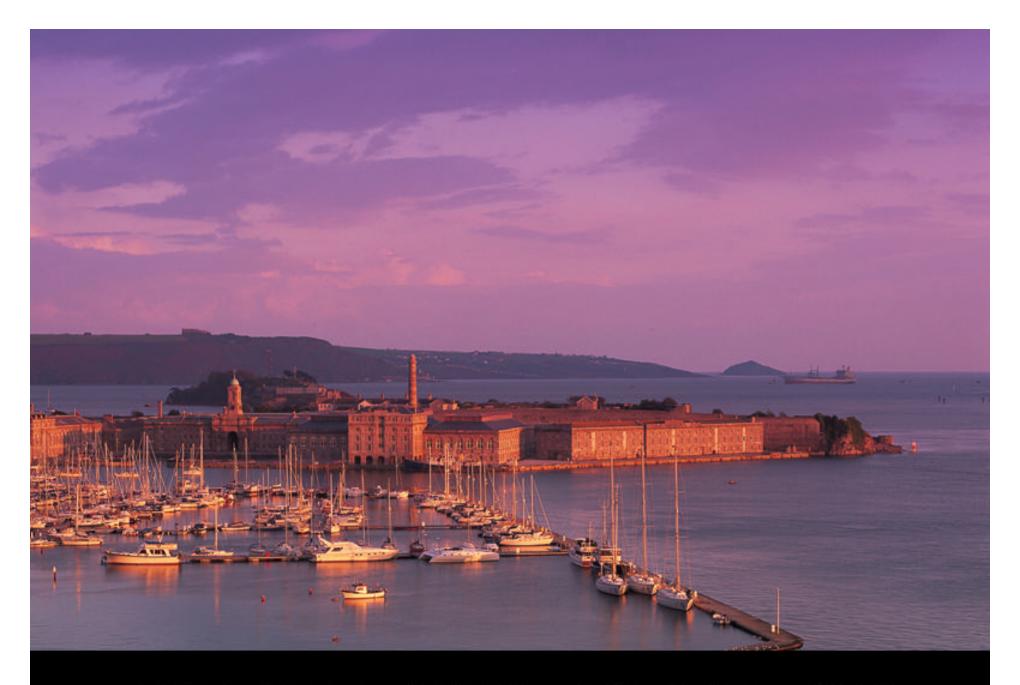
- 290 apartments
- From £160 000 to £595 000

- 250 000 sq ft
- Design by Foster and Partners

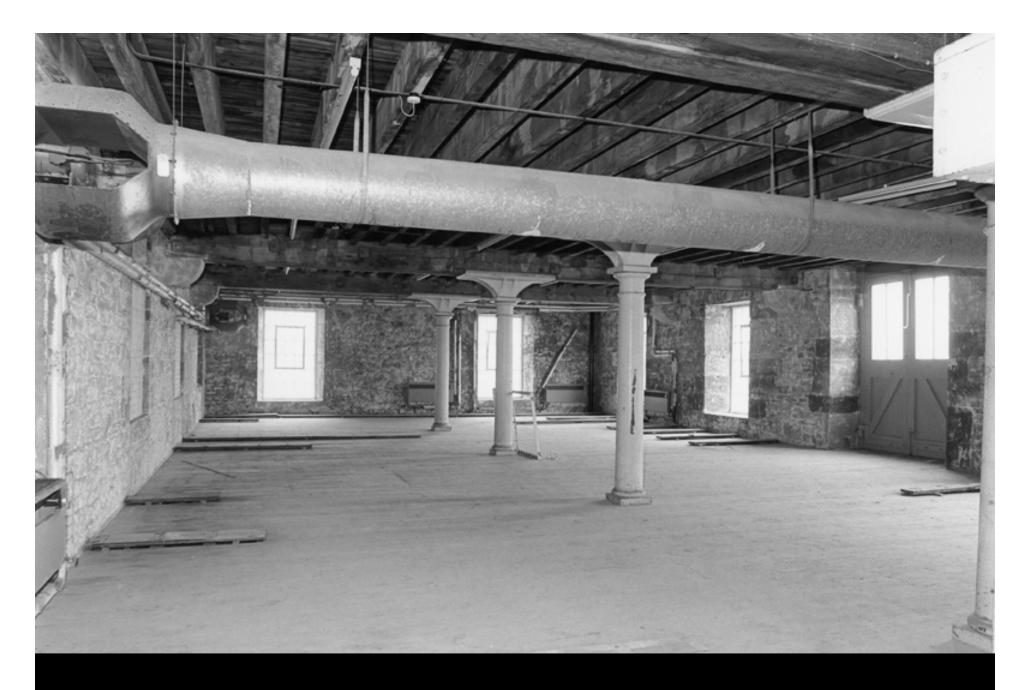
BUDENBERG HAUS PROJEKTE - ALTRINCHAM



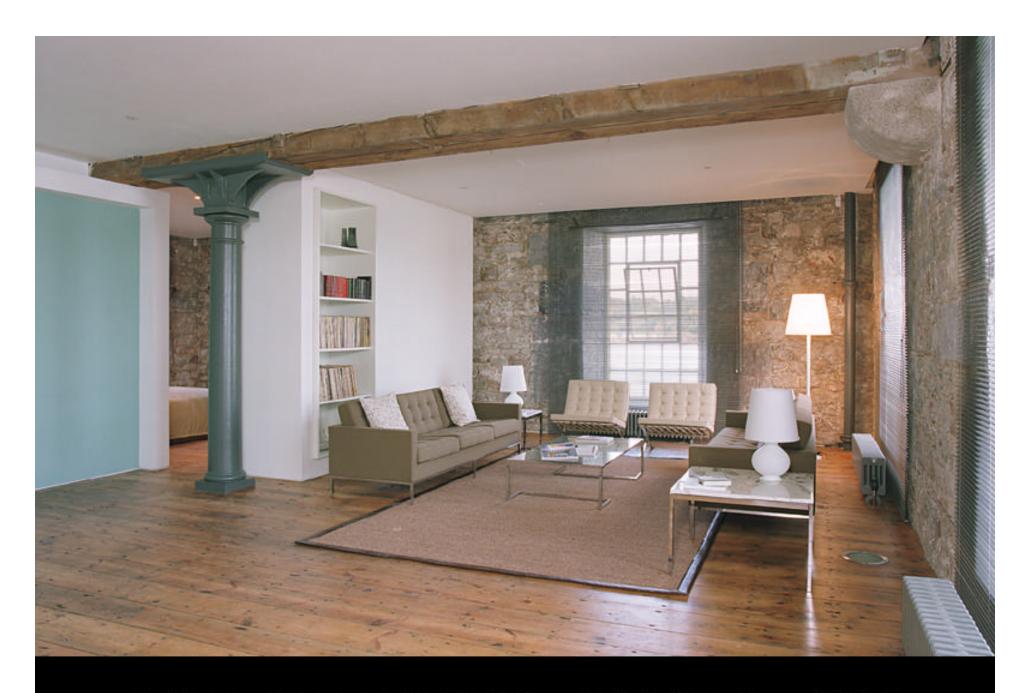
ROYAL WILLIAM YARD, PLYMOUTH - 2002



ROYAL WILLIAM YARD, PLYMOUTH - 2002



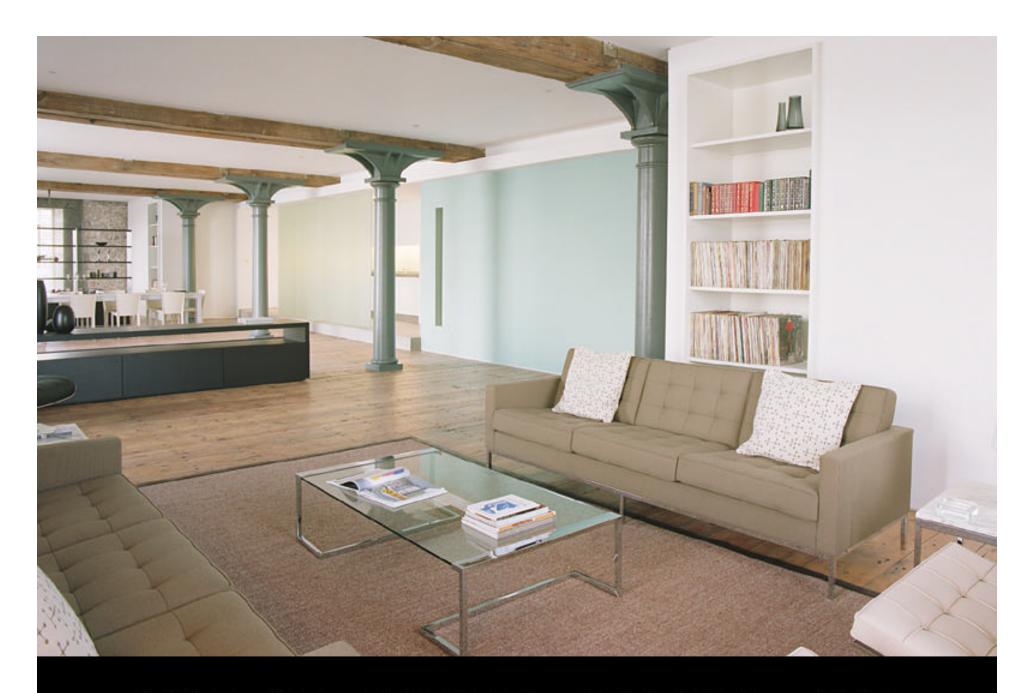
ROYAL WILLIAM YARD, PLYMOUTH - 2002



ROYAL WILLIAM YARD, PLYMOUTH - 2003



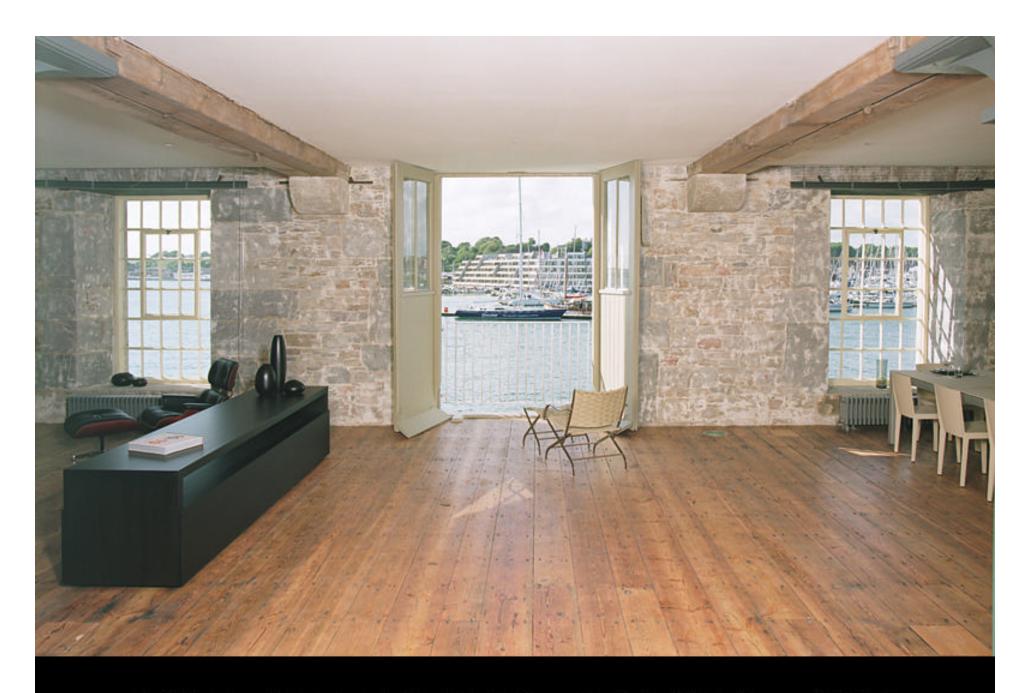
ROYAL WILLIAM YARD, PLYMOUTH - 2002



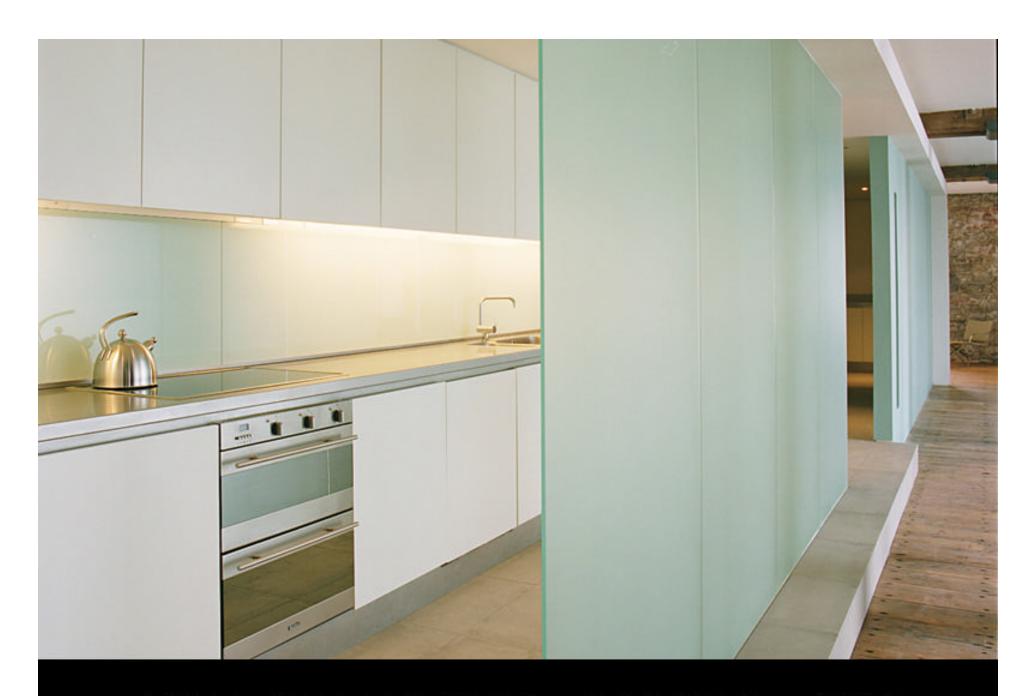
ROYAL WILLIAM YARD, PLYMOUTH - 2003



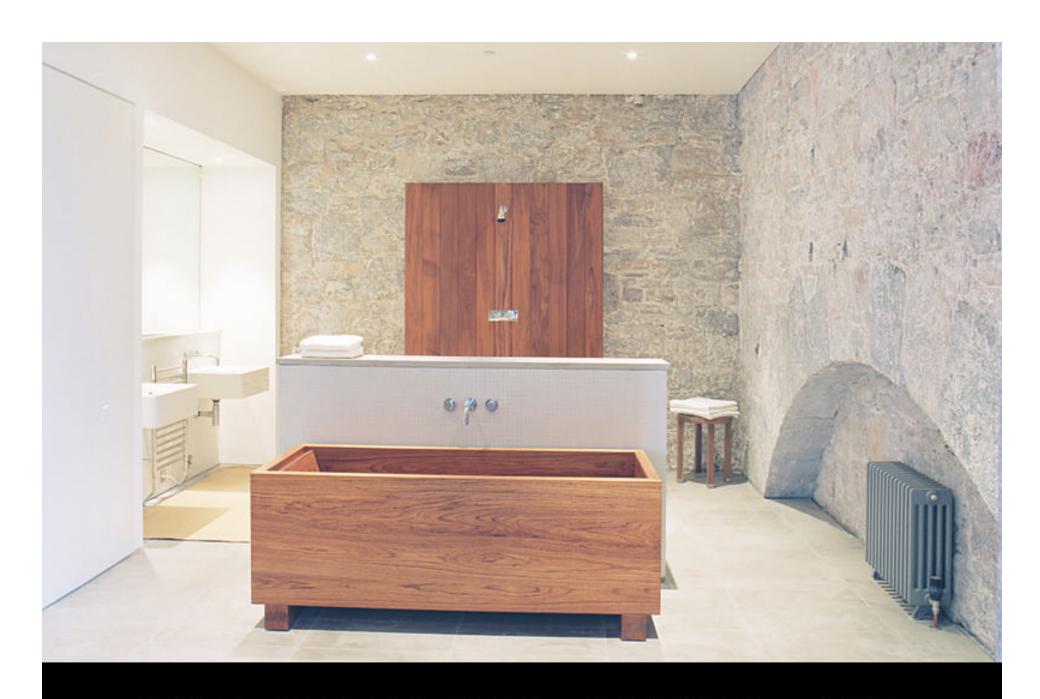
ROYAL WILLIAM YARD, PLYMOUTH - 2002



ROYAL WILLIAM YARD, PLYMOUTH - 2003



ROYAL WILLIAM YARD, PLYMOUTH - 2003



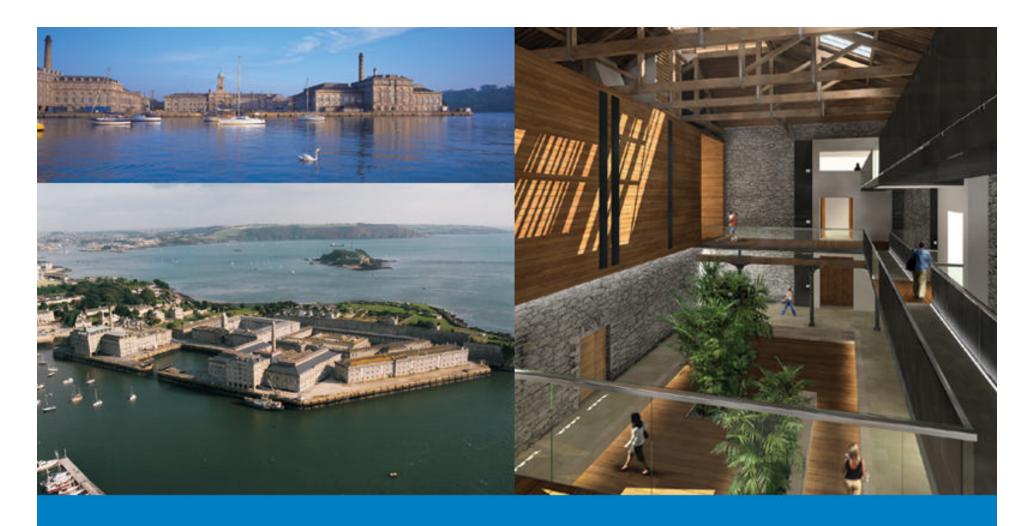
ROYAL WILLIAM YARD, PLYMOUTH - 2003



ROYAL WILLIAM YARD, PLYMOUTH - 2003



ROYAL WILLIAM YARD, PLYMOUTH - 2003



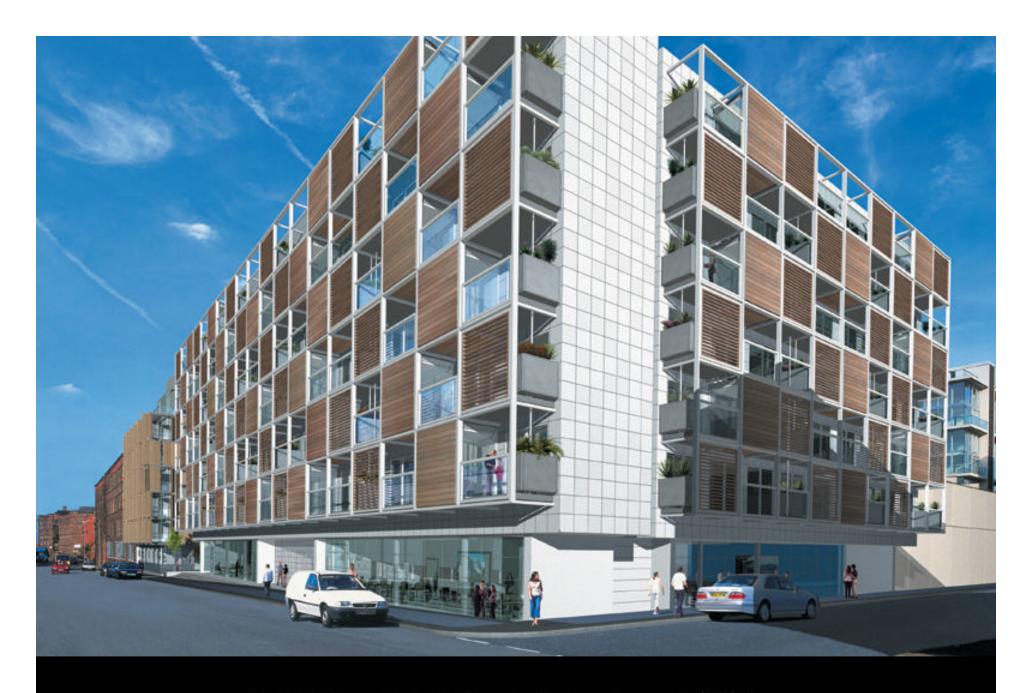
- First phase apartments sold
- From £85 000 to £415 000

- Second phase now available
- 'Winter Garden' being created

ROYAL WILLIAM YARD - PLYMOUTH



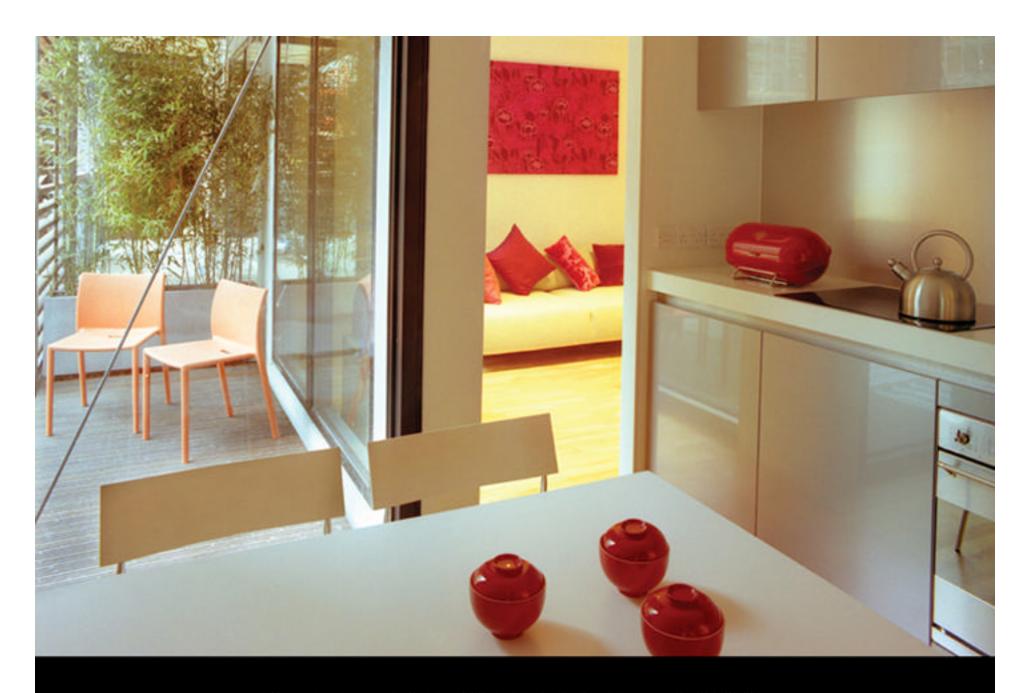
MOHO, MANCHESTER - 2002



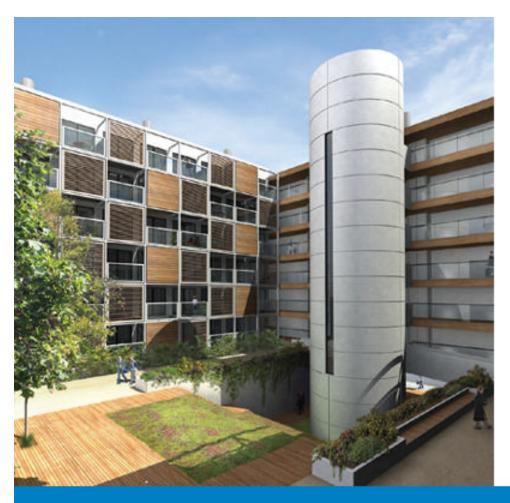
MOHO, MANCHESTER - 2005



MOHO, MANCHESTER - 2005



MOHO, MANCHESTER - 2005







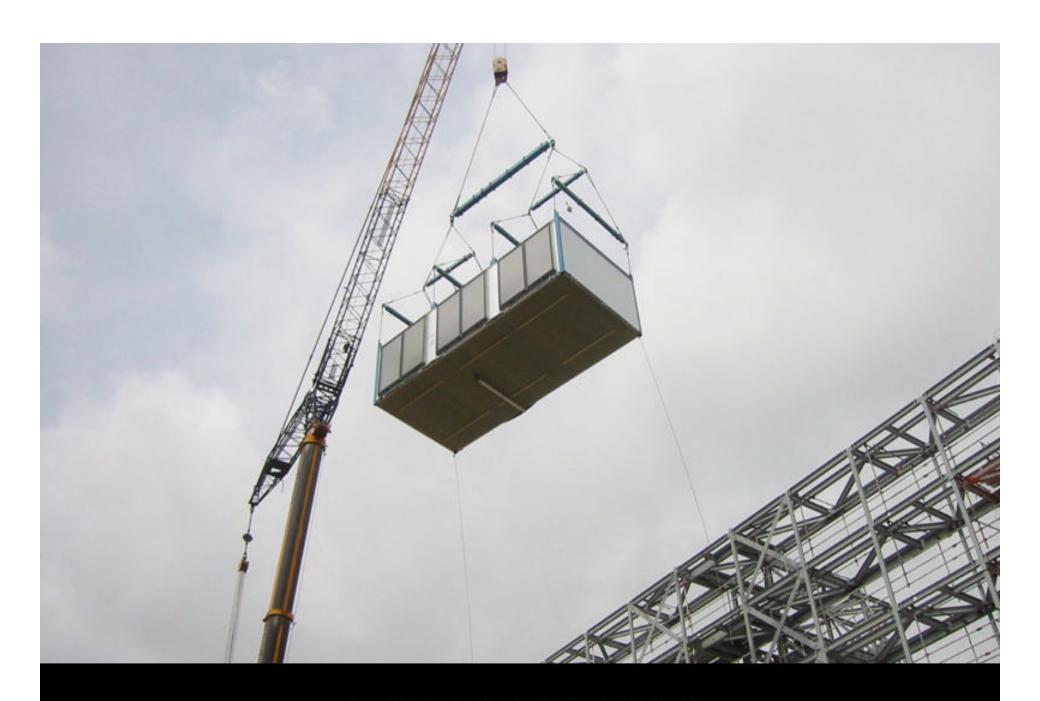


- 102 apartments
- From £139 000 to £298 000
- 67 000 sq ft
- Launching 18 June 04

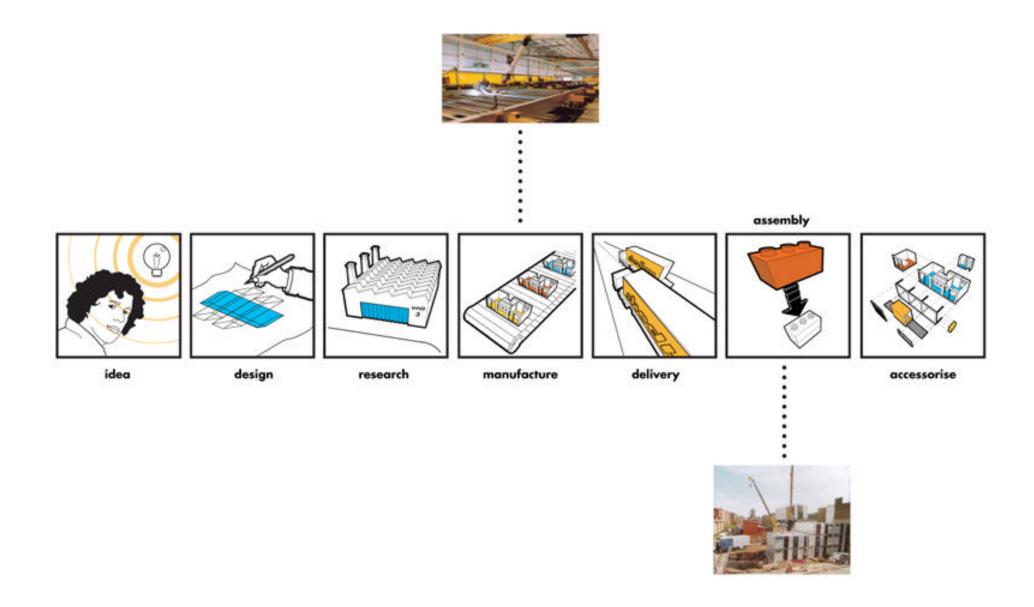
MOHO - MANCHESTER



MODULAR HOUSING

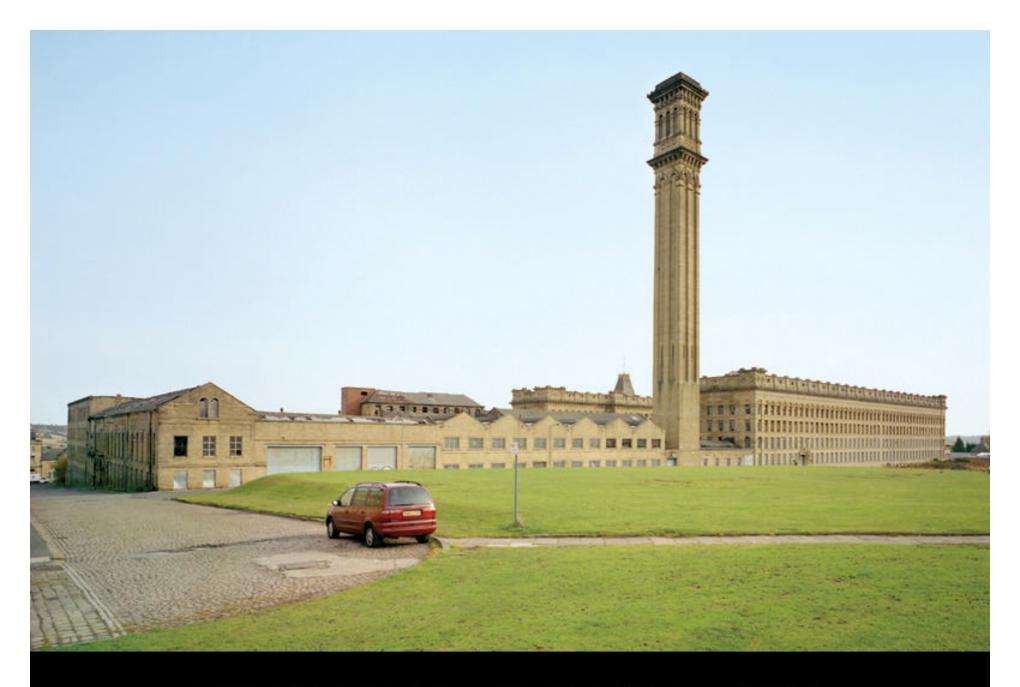


MODULAR HOUSING

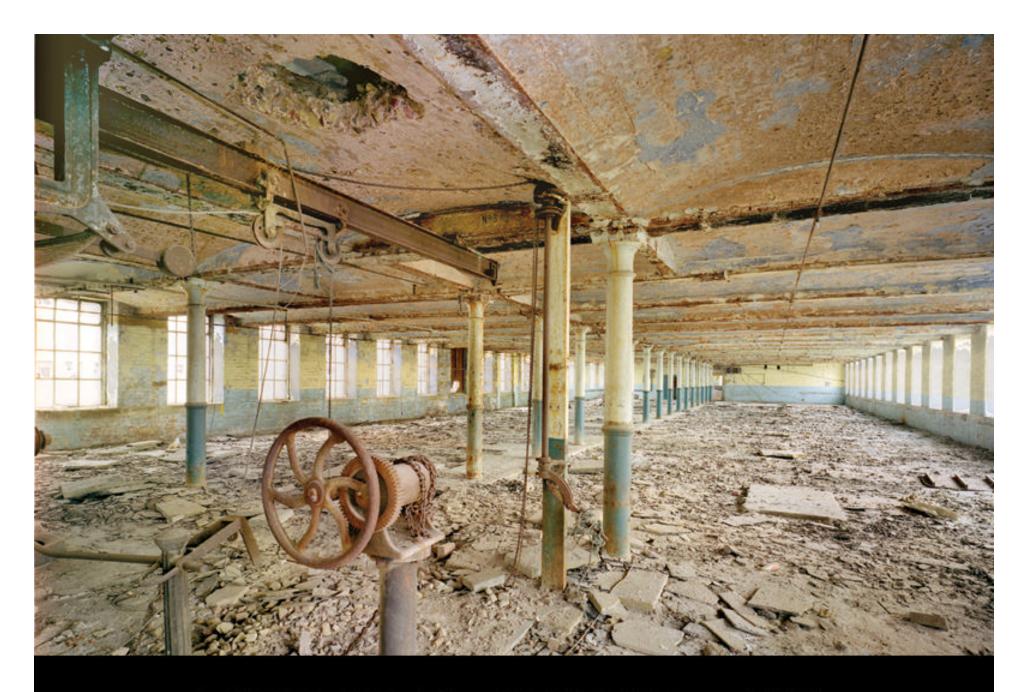




LISTER MILLS, BRADFORD - 2003



LISTER MILLS, BRADFORD - 2003



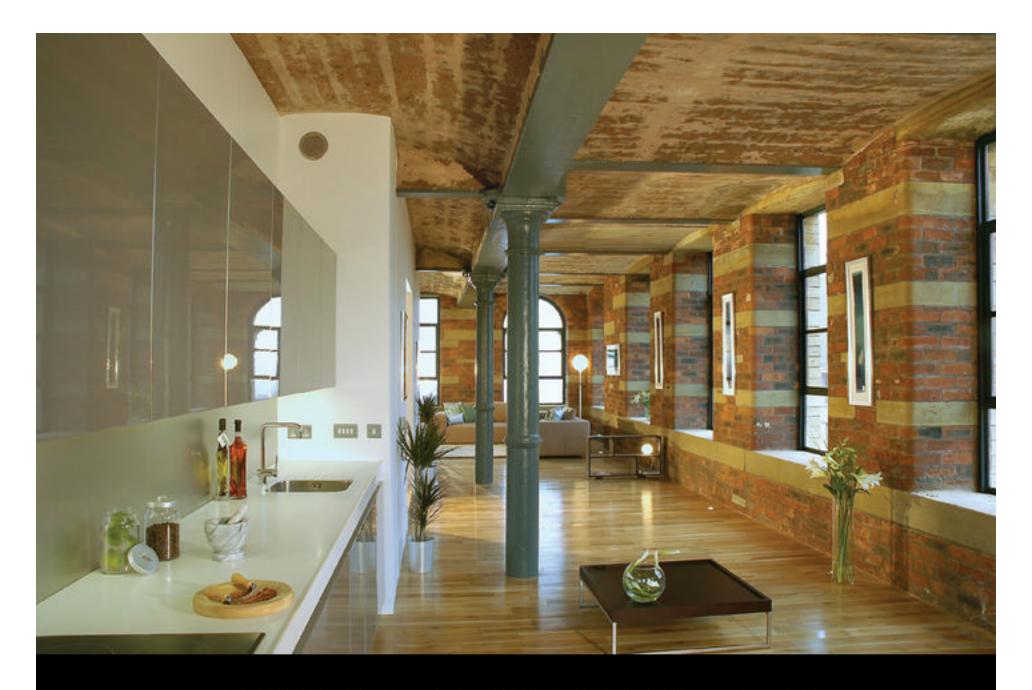
LISTER MILLS, BRADFORD - 2003



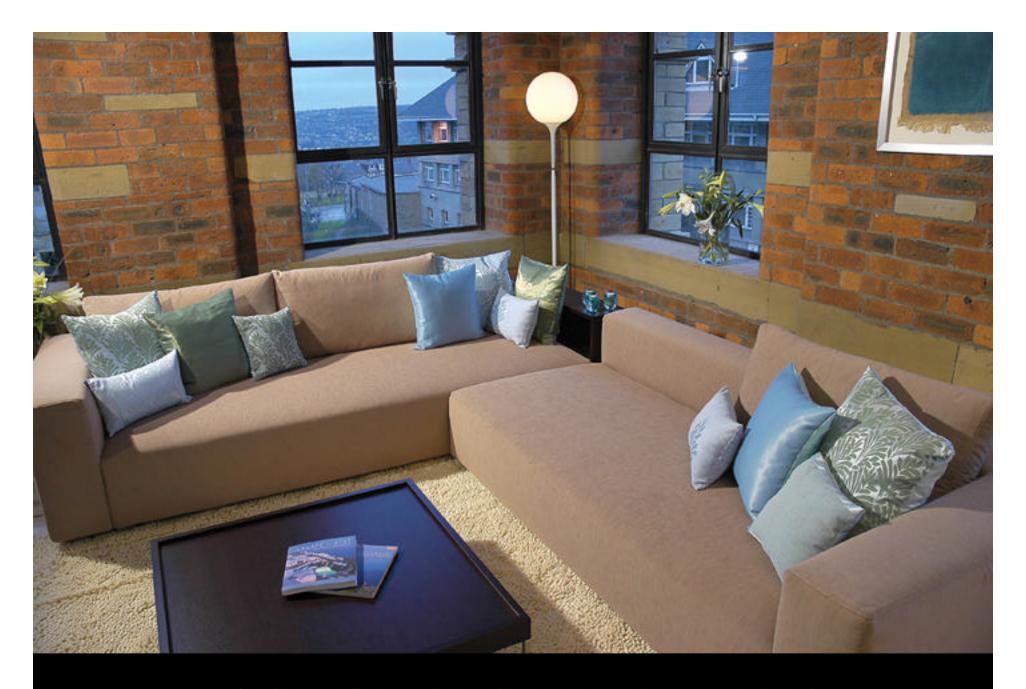
LISTER MILLS, BRADFORD - 2004



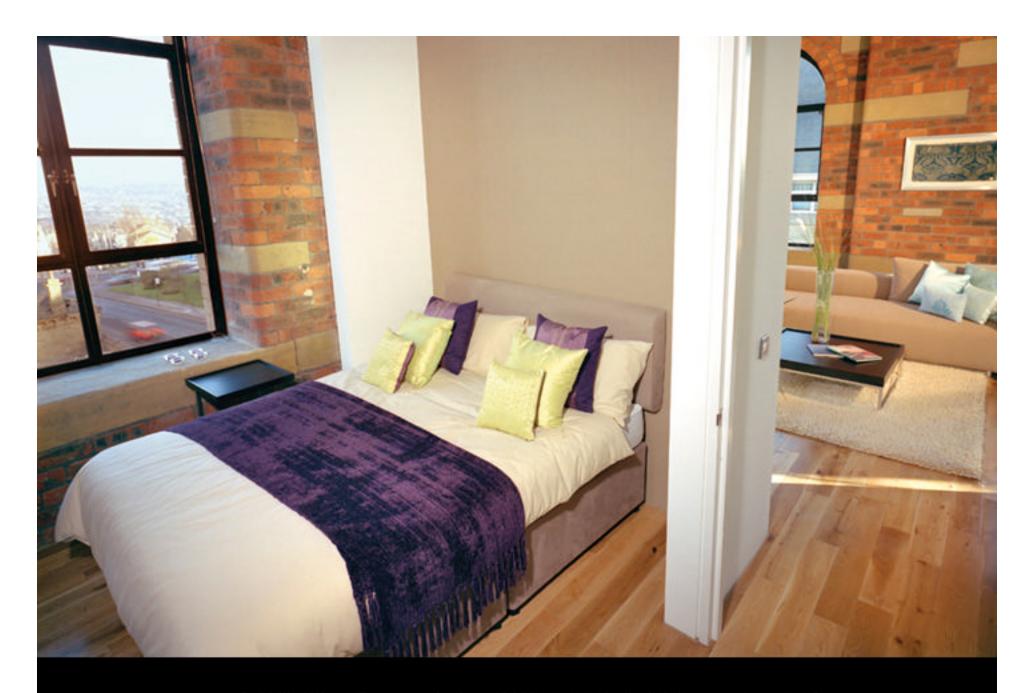
LISTER MILLS, BRADFORD - 2004



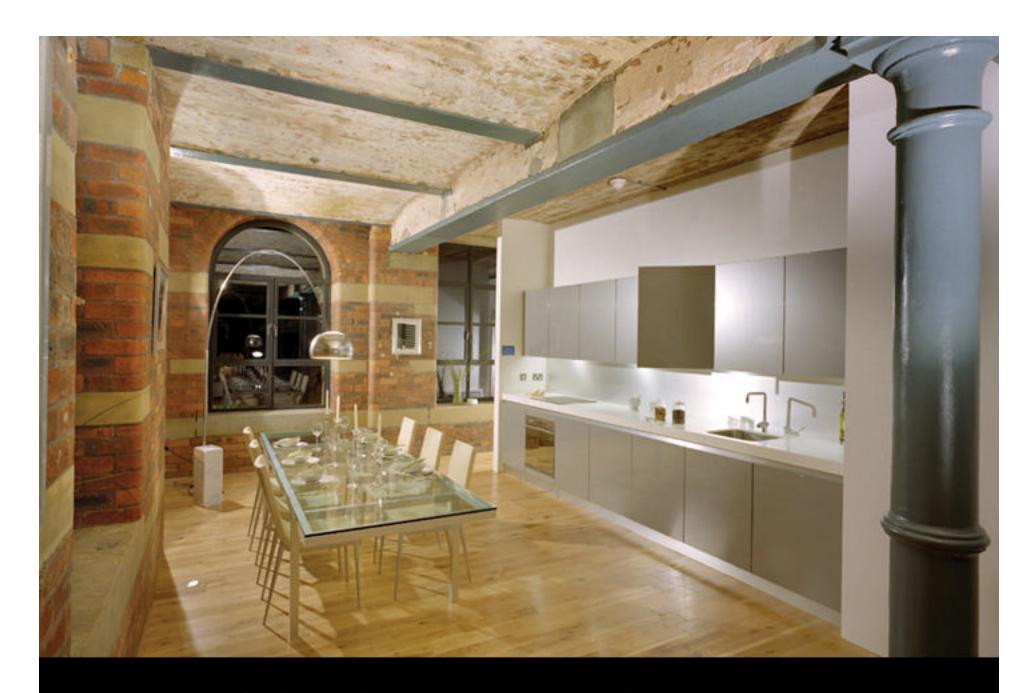
LISTER MILLS, BRADFORD - 2004



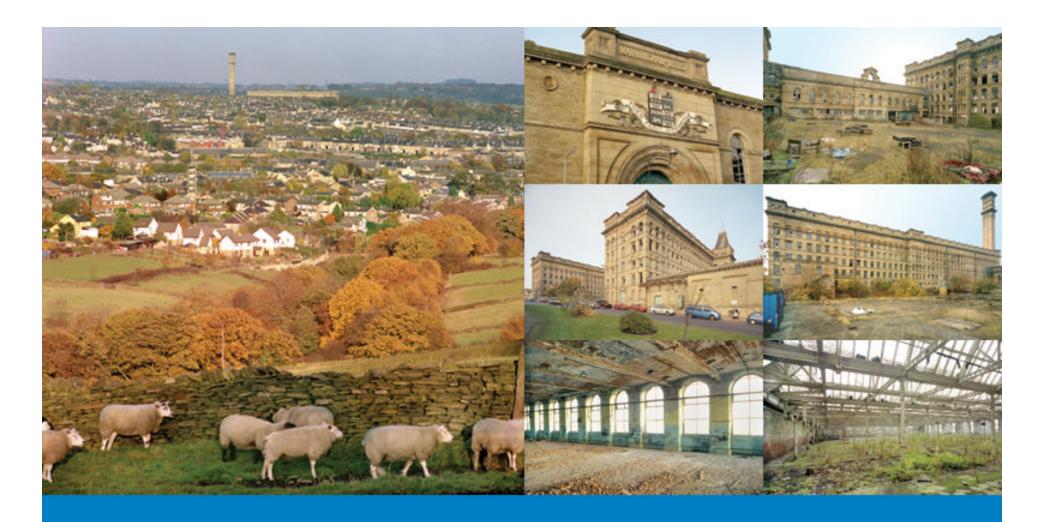
LISTER MILLS, BRADFORD - 2004



LISTER MILLS, BRADFORD - 2004



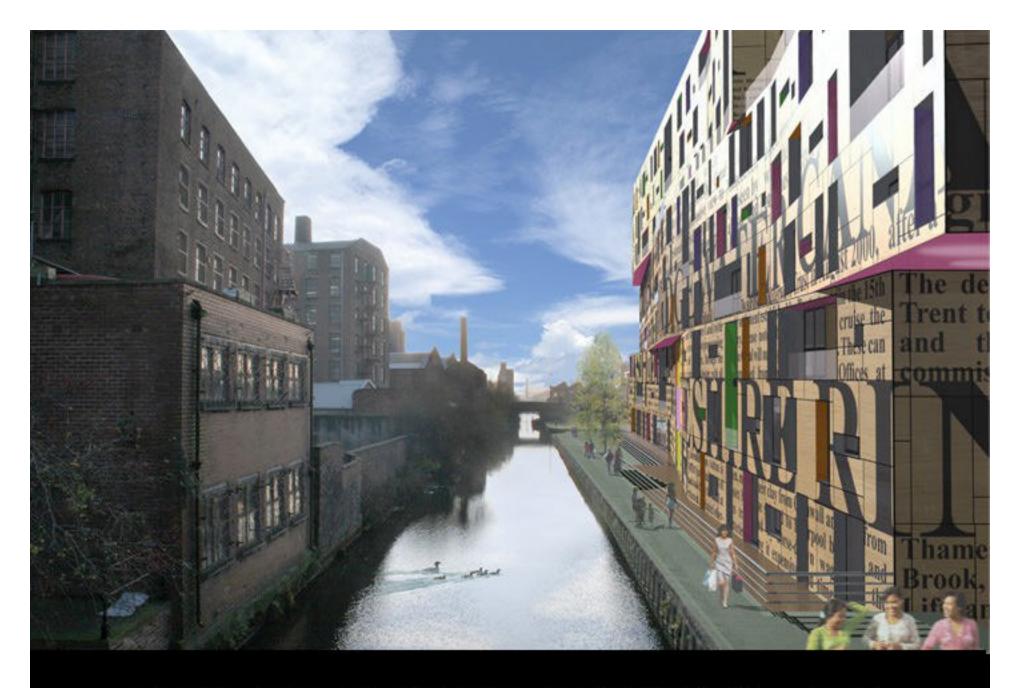
LISTER MILLS, BRADFORD - 2004



- First phase Silk Warehouse
- Launching Autumn 2004

- 131 apartments for sale
- 15 000 sq ft of offices to let

LISTER MILLS - BRADFORD



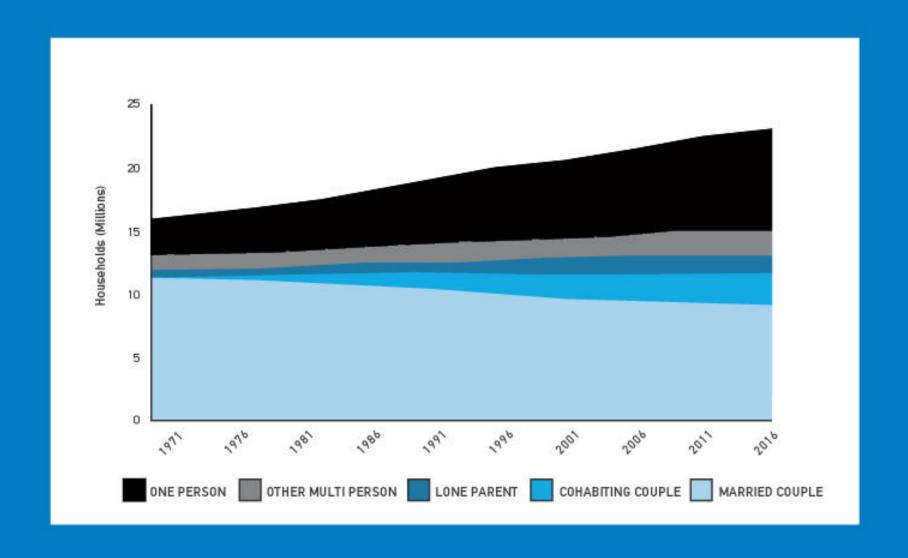
CHIPS, NEW ISLINGTON, MANCHESTER - 2007

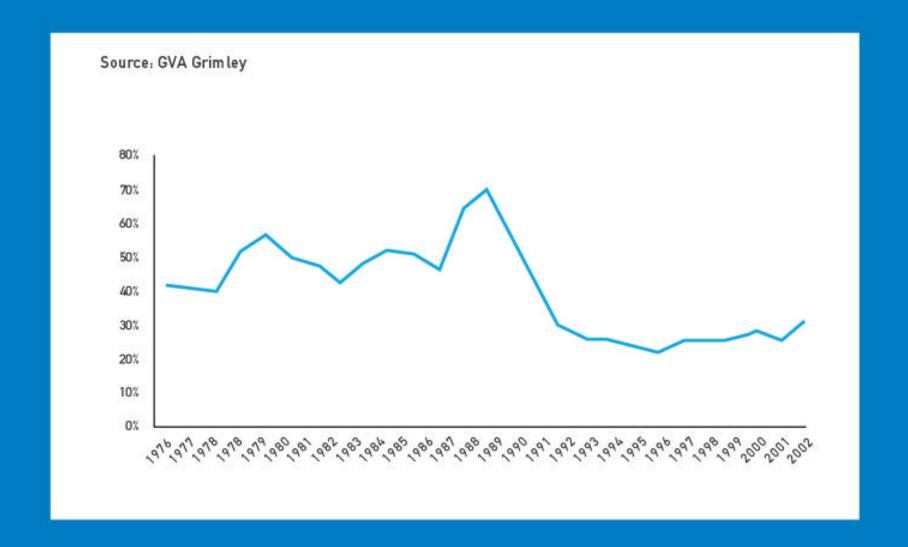


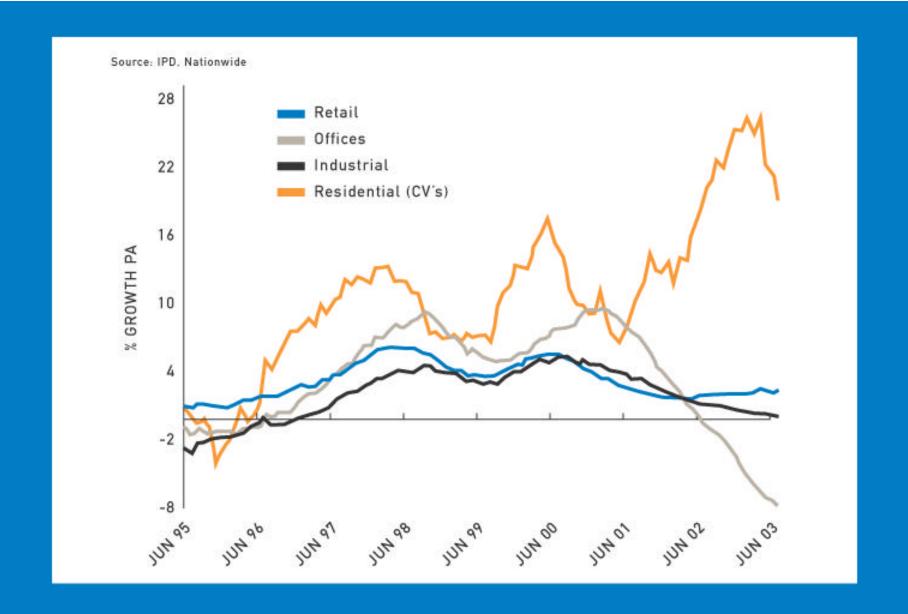
CHIPS, NEW ISLINGTON, MANCHESTER - 2007

FUTURE PROJECTS

Is there still demand?



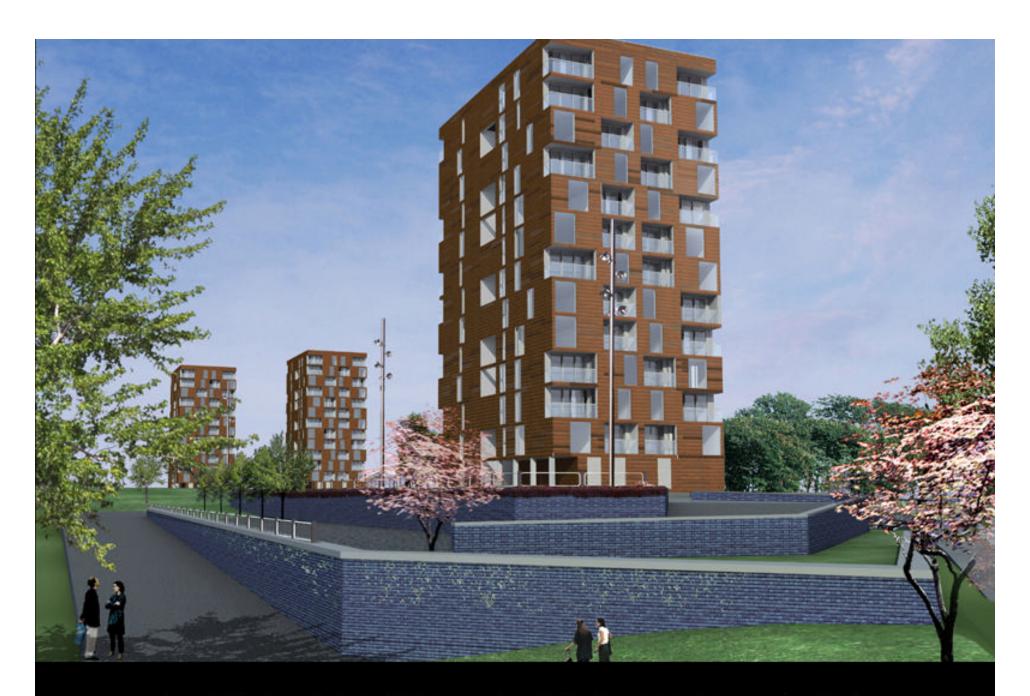




"Buy-to-let has proved a better investment than shares since the dotcom bubble burst in 2000. Over the past five years house prices have risen 97%. The FTSE 100 index is down 27% over the same period."

THE SUNDAY TIMES, SUNDAY 14TH NOVEMBER 2004



ROTUNDA, BIRMINGHAM 

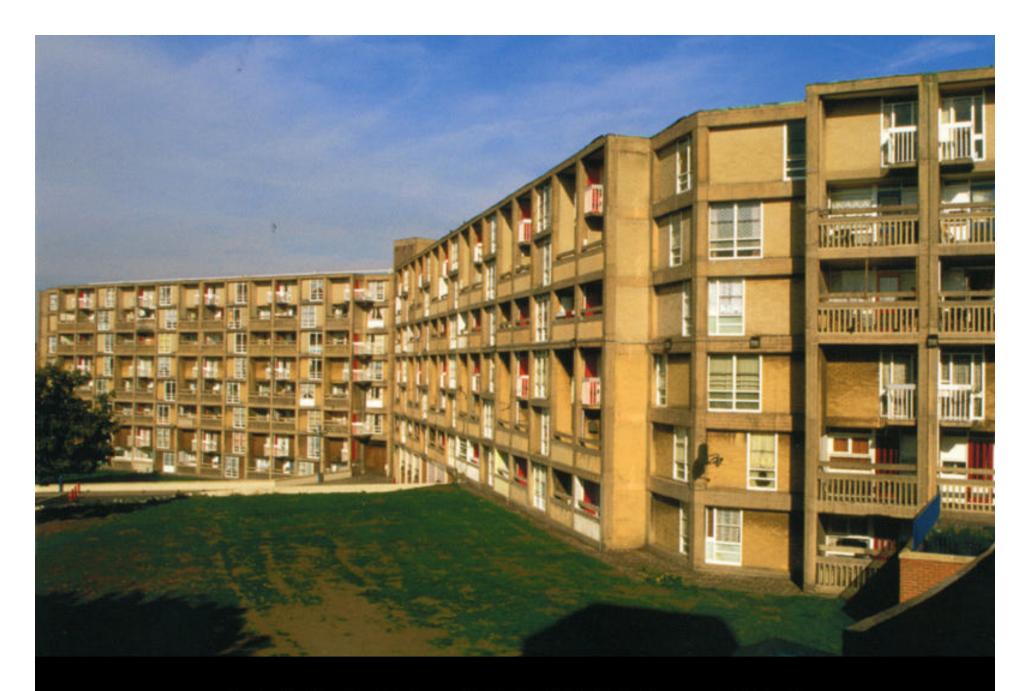
TOWER BLOCKS, MANCHESTER - 2006



LONGLANDS MILL, STALYBRIDGE - 2004



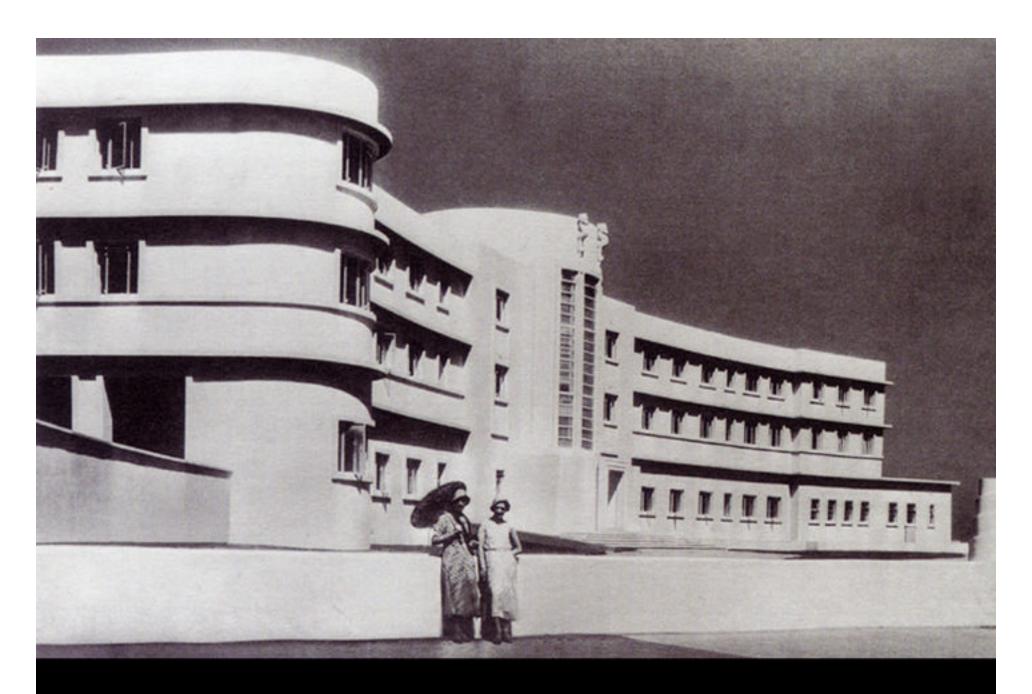
SPRINGFIELD LANE, SALFORD - 2004



PARK HILL, SHEFFIELD - 2004



FORT DUNLOP, BIRMINGHAM - 2005



MIDLAND HOTEL, MORECAMBE - 1933



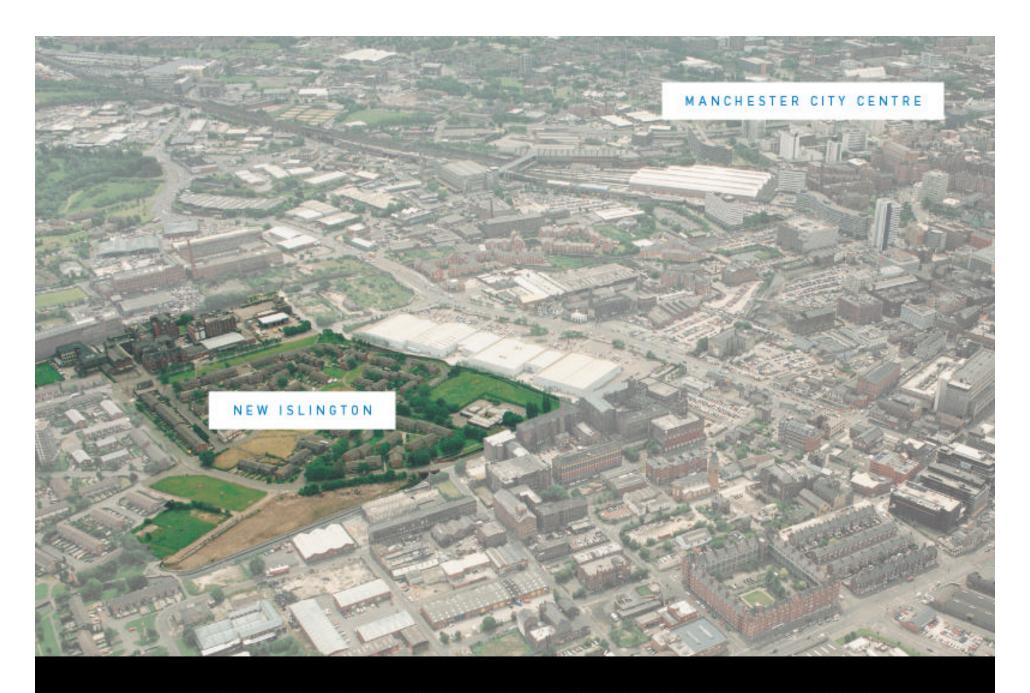
WALSALL WATERFRONT - 2003



MATCHBOX, LIVERPOOL - 2005



MATCHWORKS II, LIVERPOOL - 2005







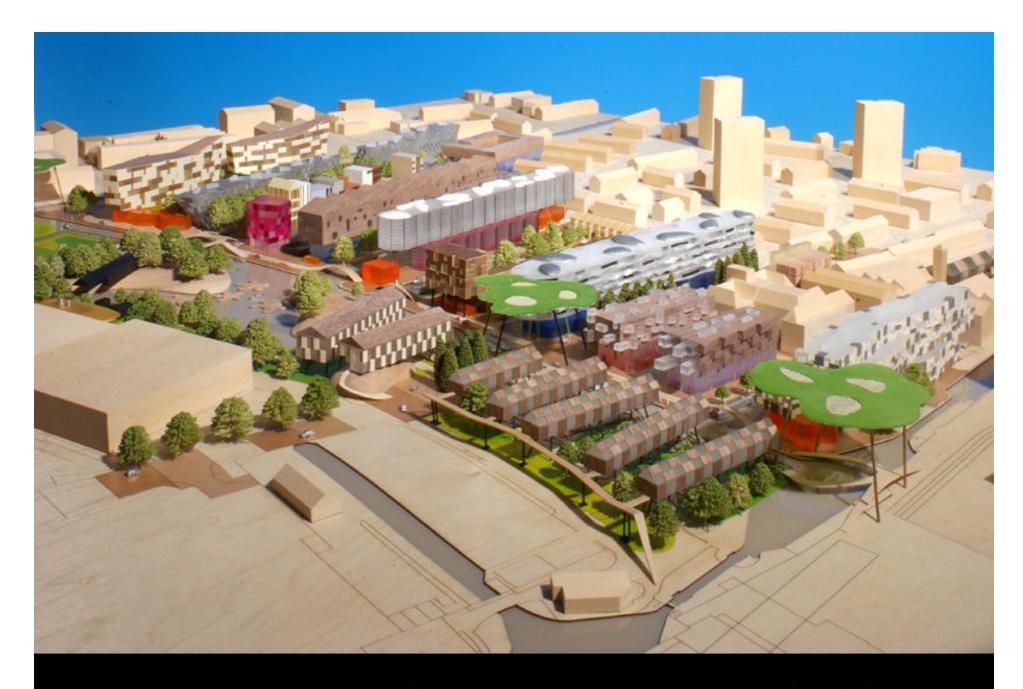
ALBERT MILL, MANCHESTER - 2005



PARADE AND DRIVE, LEEDS - 2005

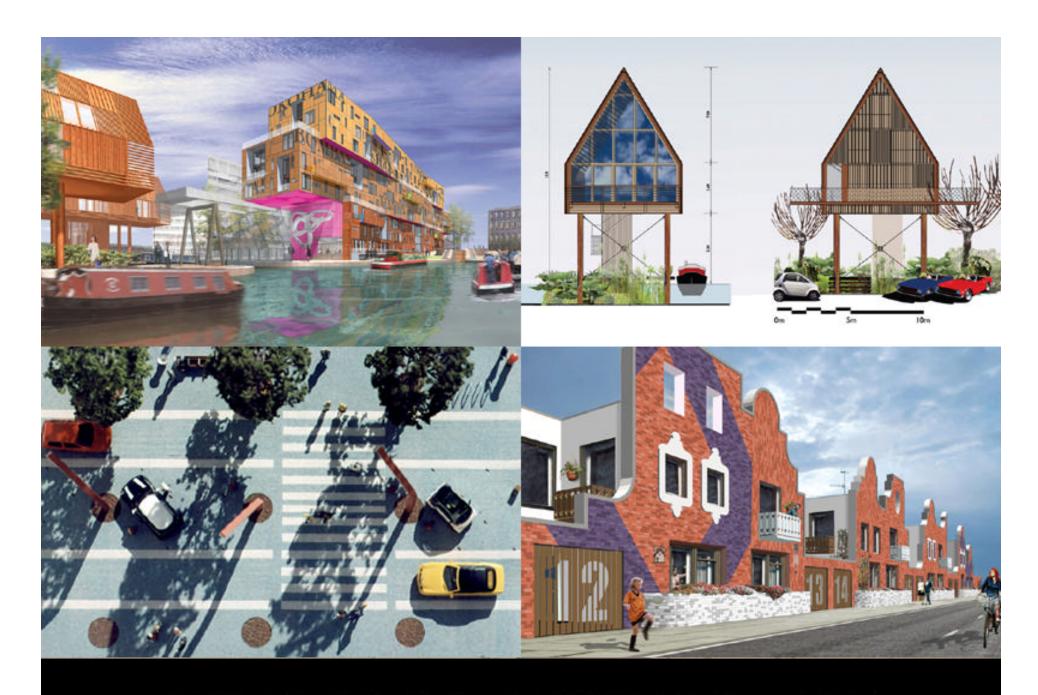


NEW ISLINGTON, MANCHESTER - 2018





NEW ISLINGTON, MANCHESTER - 2004





LANGWORTHY, SALFORD - 2003



LANGWORTHY, SALFORD - 2003



LANGWORTHY, SALFORD - 2003

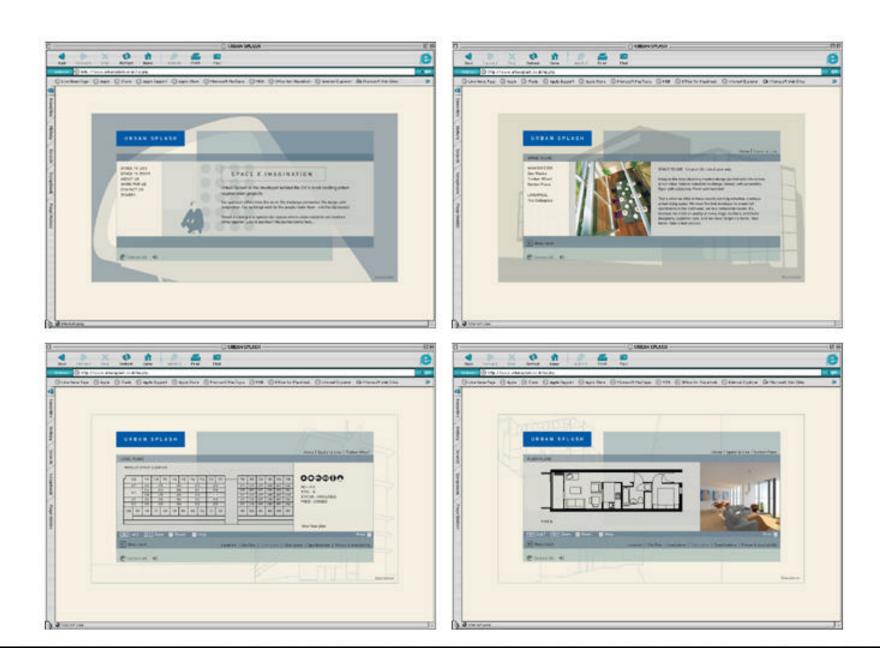


LANGWORTHY, SALFORD - 2006

Changing peoples perceptions and creating self-fullfilling prophecies







WWW.URBANSPLASH.CO.UK



ANNUAL REPORT





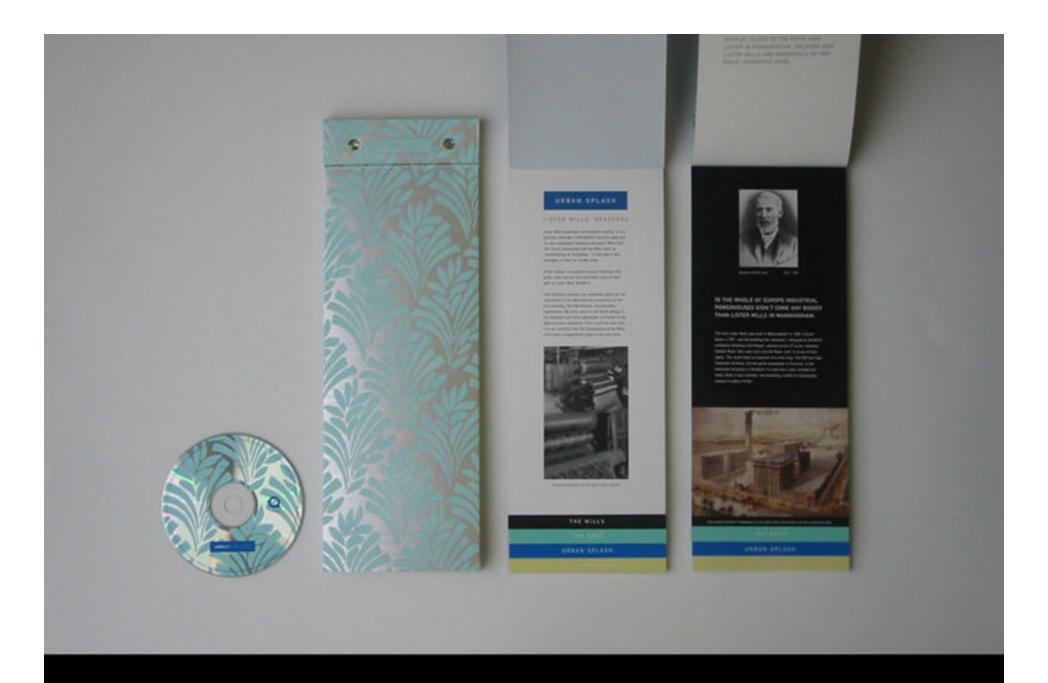


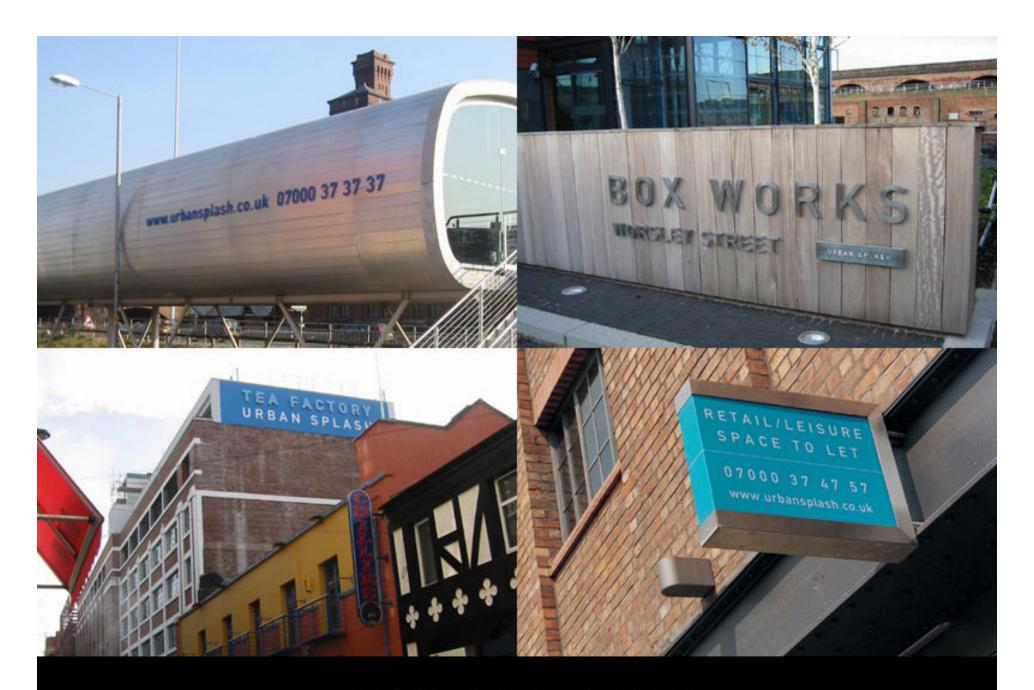
CD-ROM BROCHURE



CD-ROM BROCHURE







PERMANENT SIGNS



BANNERS





Show Tom Blocham a derelict warehouse on the wrong Show Tom Blocham a derelict warehouse on the wrong side of Manchester and he'll turn it into flats worth writing you've fam. We wave bounding you've fam. We wave bounding to the property of the property home about. By Hugh Pearman, Portrait: Cody Burridge

for me dir is the most other That this is now important. But my techniquesed into property. I ne to seriously in eacheron, waveful to make me total posses and mercel selling posters. I got a market small in Allicek's Poloce, I watered to copast, and was fluor excelling in became available. So

took a kans on it. I ended up subferring space to broads who were selling diebes, records and as on. There was a condism shop, a body pisson's, loss of weight and weatholds disign And Charact synolf making me incore from subferning source than I did refling parters, for I thought that a next of had lifter, I record ever to Liverproduced brugs ny fao hadald in 1949, and torough a least command work spect.

Then worker limb building come up next door. I men an architect, Estathen Februghers, who would bear become my ner, and we opposited it into a be We married to lower about the value of draign and developed a sewage. We olly what is good in an old holiday and love in Ruther than diving some our of particles—a poor copy of the cité—we wild as a seasoning very modern.

A lot of nebball is talked about

deed ordered men of decorated serionerum good and bail. Be fashion charge - now we're capitating plantes and non manerials. There's a mention between being totally crossing origin and being mer soon.

To say their Hyper' feet some people will completely change our lefts. In The Blide Marriedon, business in some arm gereal in the 1969s, were moved the same. But I hope that instead a basis mountain. Every innotice can be different, but the qualities of reofferentials, can strace. Mr. Then in a pair of old mineral comagne with a word TFT antenage.

In 1993, on which in Duck House here is blancheme - as old persons become We did in from in floor, using a young architect, fan Scopern. There we 68 companies box. And with Josephin we are up now designated development company properly follow Sylads. He's the clear execution, I've the chair.

Our first adverse was Desired Square to Livergood, Invest only 600 years from the main high woos, but it was the apper floors, and a threatenphia pallers, redic ettices, arresonant and hare below. By decadeding a necessary emproises for empand a cities deate. New the suffice of acting a meeting place.

to 1997 we did Salle's York the first hale редіг соменні бил дин чиління endocreted buildings, they had the best parts and natural distractions. We that sold for about CR 200.

The part II, but apareness area. Southfield Buildings, which had been the Harrolt of the north. We found this actualing strium that had been owned ners, But the supplied game needly described, freephosy had belt. We hough it has maniering. Dervice and schooly express to live in the city creater So we put the most expositive flat in follow/house in these -- a 3000us fil persions or the significant stiffly ner A Servoir plan

No, so the loft rafe convenient now. In London show are pupple flow that our £500,600, our raigs from £40,000 to £300,000, olion to the same helding. That mix of values in important. Yes not an exercising cross section of people of marriag to Dre in the city resets pop erus accompany insmalant delicitors considers - yes providency when those people meet mark other.

Balancan Mills in our course substant, a 23th one 17 secondly these store — se still bus reads, a reill and a tission what all on the Bridgewater Cated, flowyone and those E by no domand for something the log is the cop center. The first phose sold can a year before it was finished. On the wharf, Bettama State, we're change new schools. Will seen look of stid buddings with big windows and high company with the same qualities We need to extend by who was being built by conveniental louge buildings, so we wrist out to unbractural competition. A princip architect, Gigo Hawells, nonwith a very excessing schools, bull of light and space CM quantum on a single of arms of discoud land. Developed convenientally. But bread have salesy 40 arms of groundeds and the process these links been developed and brought a langulared his of the city back into an

Conventional Joseph Builden say they hald when the public worse. I don't loan's them — don't gar semendo transcens, exact legger than to Ber union people on offered a character cell de naything else. We show people what good design can unbeen The response has been recedible. These years ago, only about 200

pupple lived in the source of Manches New I've countries like 15,000. Th arrange age of the inhabitories in Q, but sength still a bear edipose bearing and Meanwellings, people whose lich-ture grown up and who wase to store back into the city. They exceeding scricite they discourage arises, they pay council tax and get-on the phone to they countillate is complain about the runs of the streets. The whole sky store imprining. They used to disse schools drawn, now they're recipienting them. Every drights of section debute used to

have to mean "No sell hope that city ose low, has greater, better and more becaused than it was kknow." All policious and property developers about

CAR SER TOXY SHARE

HOT PROPERTY

The philanthropic millionage form Blosham owns sarge churks of Manchester and Liverpool and creates homes for 'decision-makers'. Not bad for a Young Socialist who started out flogging posters. By E Jane Dickson, Photograph by Robert Walker

when you're likely is an improved with the second s

When it came to advertising. he cut out the middleman in a suitably grand style, by acquiring a radio station

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busings. The new of an army support, for species to:

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Acquiring a radio station

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As of sale transcribes a manufacture or a manufactur compare the Register of Bradien's other exposurates whose. These we not the bod of home you would belog your below beat to. "These," Montant points not "you beaters for declares markets"

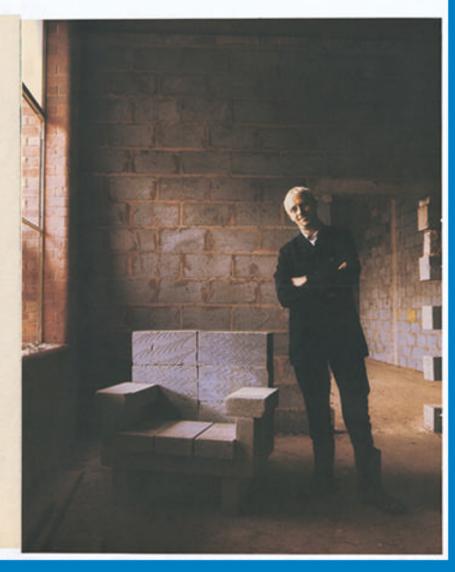
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ESTATES GAZETTE

Bloxham renewal rewarded

Critical Spirited for communication of an experience from Size.

See Spirited States Size.

Francisco Second and the Circumstance Spirited Spirited

Oscar for loft firm

MANCHESTER EVENING NEWS

THE LOOK IN THE MIRROR IN OCTOBER 1999



6 I've got a silver Mercedes but I'm not extravagant in my personal life®

BLAINERS SORTIN REST

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Discorrect Control of the Con

a a kid growing up A in South Landon I was always the over pulsing strandomns and selling them on street assertes, I don't know caree from at all. Ded was an ares mechanic and more was a

uscretary and then a teacher.

& THE LOOK IN THE MINISON

Property tycoon



Converted to inner city living

CV

MANCHESTER EVENING NEWS MARCH 1894

Buyers queue for Smithfield apartments

THE RESIDENCE IN THE MICROSCOPE C SHEEKEN OF PROPERTY DEVELOPMENT STREET, and

HONOUR FOR A MAN OF VISION

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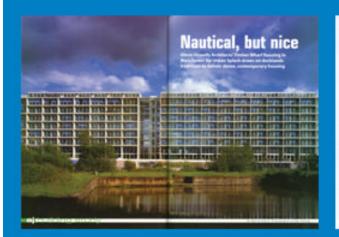


MANCHETTER EVENING NEWS

FINANCIAL TIMES AUGUST 25" 1999 MY BIG BASAK TON NUMBER Lofty ideas help an urban

entrepreneur make a splash Making

URBAN SPLASH PRESS

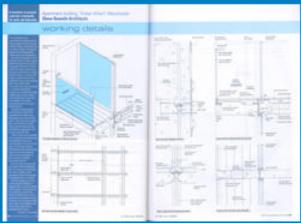












"Last year the judges asked if Urban Splash could move from being an interesting regional developer to a national player tackling massive new projects. The answer is a resounding yes. The New Islington project in particular persuaded the judges the developer should top this year's list."

URBAN SPLASH RIBA JOURNAL CLIENT OF THE YEAR 2004



"Where will money be made in the next few years? Well one thing that Urban Splash has done so much better than anyone else in the regeneration game is to demonstrate that regeneration is highly profitable in the most unlikely places, and that in property, just as in any other business, it can be style and imagination that drive wealth creation."

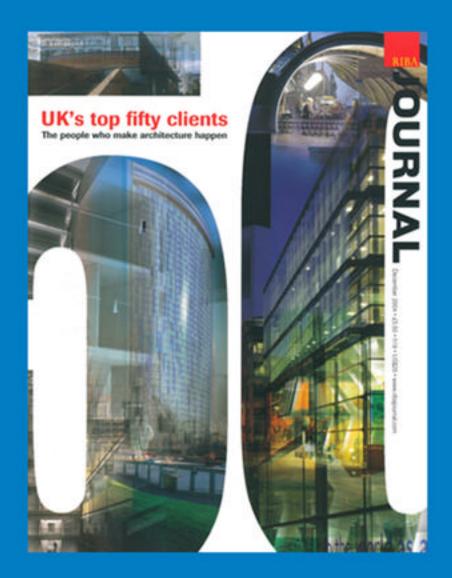
LEE MALLET, PROPERTY WEEK, 9TH JULY 2004





"Innovation and good design are integral to Urban Splash's projects, which has helped win it a national reputation. But it also comes with a revolutionary philosophy for the mercurial world of property speculation; it cares about the communities it works in."

GEORGE MAKIN, WALSALL ADVERTISER, 24TH FEBRUARY 2005





Aust press the judges ushed of Lichean Sphale model states from being an interesting regional densinger to a technical player top ling massive new projects. The account is

a monording yea.

It is a positively Manchemer's New hillington development, whose it is exploring a mancheme executed under with mixed encount beauting that personaled the judges the development of the polymer for de

dendupor dendi ng the profit he. Belling was he pair started or the thei plane, strapped by the Semini shift, laws planes will be designed by her tropics and close Semini a countrylaw by W.S. Alvego, who has also designed the Chays heliding liquid nature at Cliffort Seate Properties or effeng right for the Cliffort Service or effeng right for the Cliffort.

The Indigen-Investigat New Killington as 'a makinglated' to cleare approach to maninglacening,' and they present the producement of local people. Regulatory shows by lines the finite part foremed by Alvan.

Note: Nomina Long Restord in Allehomer.
It is also committed in reviewing great
get that cape these that past. Claim the model is our consisting. Becomplished them the desire of the featurable officer fronts into fairs, and fair part.
Uther highest neural that art dam fairs fairful and State in Monocardo Sering page, artifalls and Section right uning times therein Plate in its actualists years of traditions follow Michigans with Lathan Architects access on sale last possits.

(Other Spiral) has a reputation has communicately well required partitions, such along Climes Moments, American Pergesson Manay, Manason Williamson and Fasher and Partition. It is able welling to relate a channel and an about a 2-based by an Ad-Spiracest for a actions as 2-based by an Ad-Spiracest for a actions as 2-based by an Ad-Spiracest for a actions as 2-based by the North Spiracest for a actions as 2-based by the North Spiracest for a section as 2-based by t

Actifiated, are cleared by spots conquestions or by maked design programs for a particular polytic. Respirate against a few particular polytic. Respirate against a few particular polytic. See particular for few particular and control yield product for New Mingeton (the march of which particular few particular and particular few particular and particular and particular particular few particular and particular and particular particular few particular and particular and particular and particular few particular and "People are queuing up to work for Urban Splash, and of those that do, 84% say they are proud to and 83% love it, both among the 10 highest scores."

THE SUNDAY TIMES BEST SMALL COMPANIES TO WORK FOR. 18TH MARCH 2004

"...making the clamour to work for Urban Splash as great as it is for one of its trendy flats - 88% are proud to work there and 83% declare they "love it"."

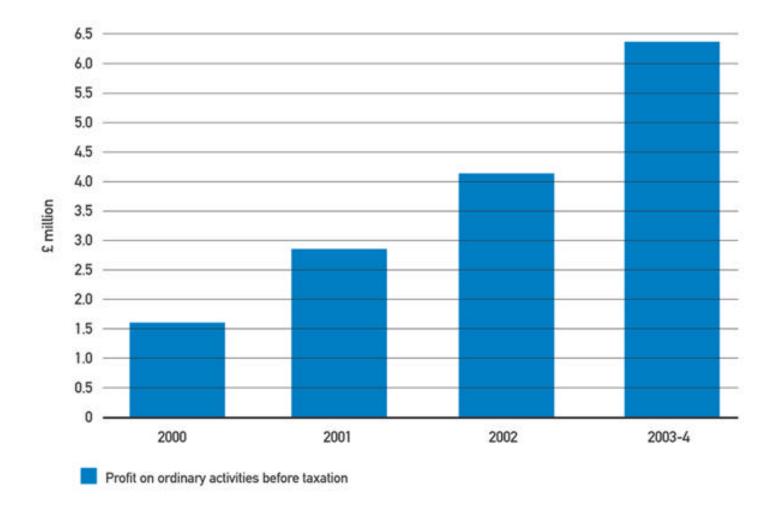
THE SUNDAY TIMES BEST SMALL COMPANIES TO WORK FOR, 12TH MARCH 2005

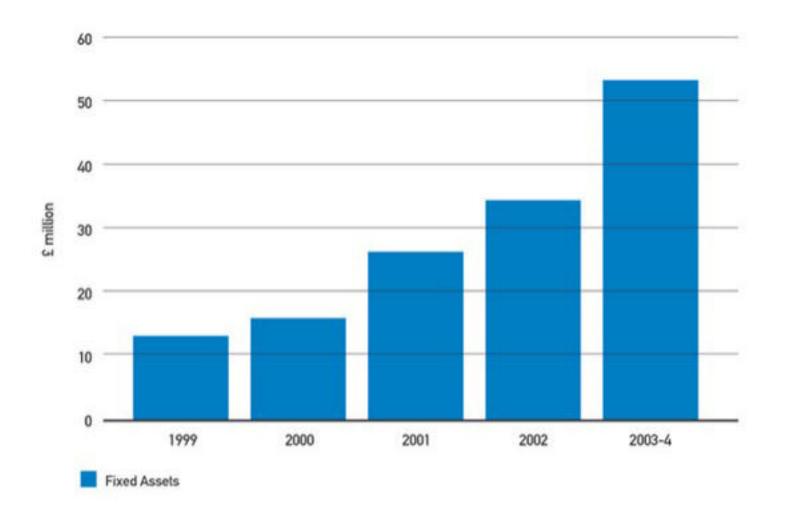
Since 1993 Urban Splash have received 131 regional and national awards:

- 26 RIBA (Royal Institute of British Architects) Awards
- 16 Civic Awards
- 11 Regeneration Awards
- 29 Other Architecture and Design Awards
- 9 Business Awards
- 14 Marketing Awards
- 26 Personal/Entrepreneurial Awards









BALANCE SHEET ASSETS

"We will leave this city not less but greater, better and more beautiful than it was left to us."

OATH SWORN BY CITIZENS OF ANCIENT ATHENS